

2978-2988
Dundas

Toronto Urban Streetfront Property for Sale



17,330 SF Mixed-Use Building on 17,000 SF Future Development Site

CBRE



7 Retail Stores + 7 Apartment Units

ON LANDS WHICH ARE ZONED FOR A 75,000 SF CONDO

2978-2988 Dundas

CBRE Limited ("CBRE" or the "Advisor") is pleased to offer for sale 2978-2988 Dundas Street West (the "Property" or the "Site"), an unparalleled corner real estate opportunity located at Dundas Street West and Pacific Avenue the heart of The Junction.

The Property **comprises of 7 commercial units** and **7 residential units** on a large **100 ft. x 173 ft. lot**. The Property benefits from immediate stable holding income as well as massive upside potential through strategic re-leasing efforts. Furthermore the site is primed for redevelopment and is currently zoned for roughly 75,000 sq. ft.

Price: \$11,750,000

Offers to be reviewed on an as-received basis





Asset Overview

Price:	\$11,750,000
Total Building Size:	17,330 sq. ft.
Dundas St W Frontage:	100 ft.
Pacific Ave Frontage:	173 ft.
Lot Size:	17,000 sq. ft.
Parking:	14 spaces

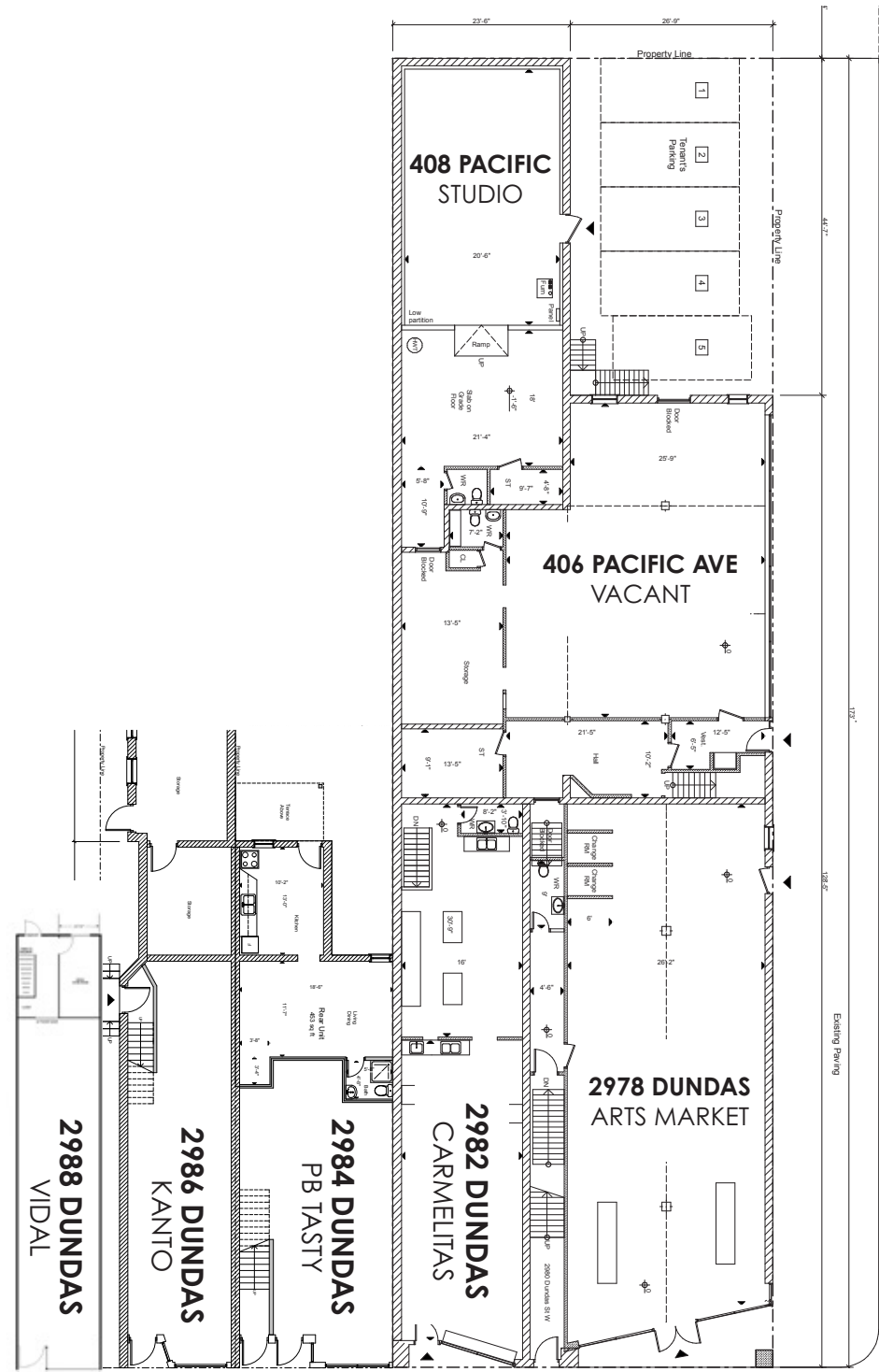
- » 7 commercial tenants & 7 residential apartments
- » 12,000 sq. ft. of retail
- » Excellent corner visibility with massive wraparound frontage on Dundas Street West and Pacific Avenue in the heart of the Junction
- » Currently zoned for an approximately 75,000 sq. ft. mixed-use development project making this the perfect covered land play
- » Upside on retail and residential rents
- » As per the LPAT document (see online dataroom for full document), the 7 residential apartments shall be treated as rental replacement units in the new development and therefore the Property can be entirely vacant in the year 2025

Offers to be reviewed on an as-received basis

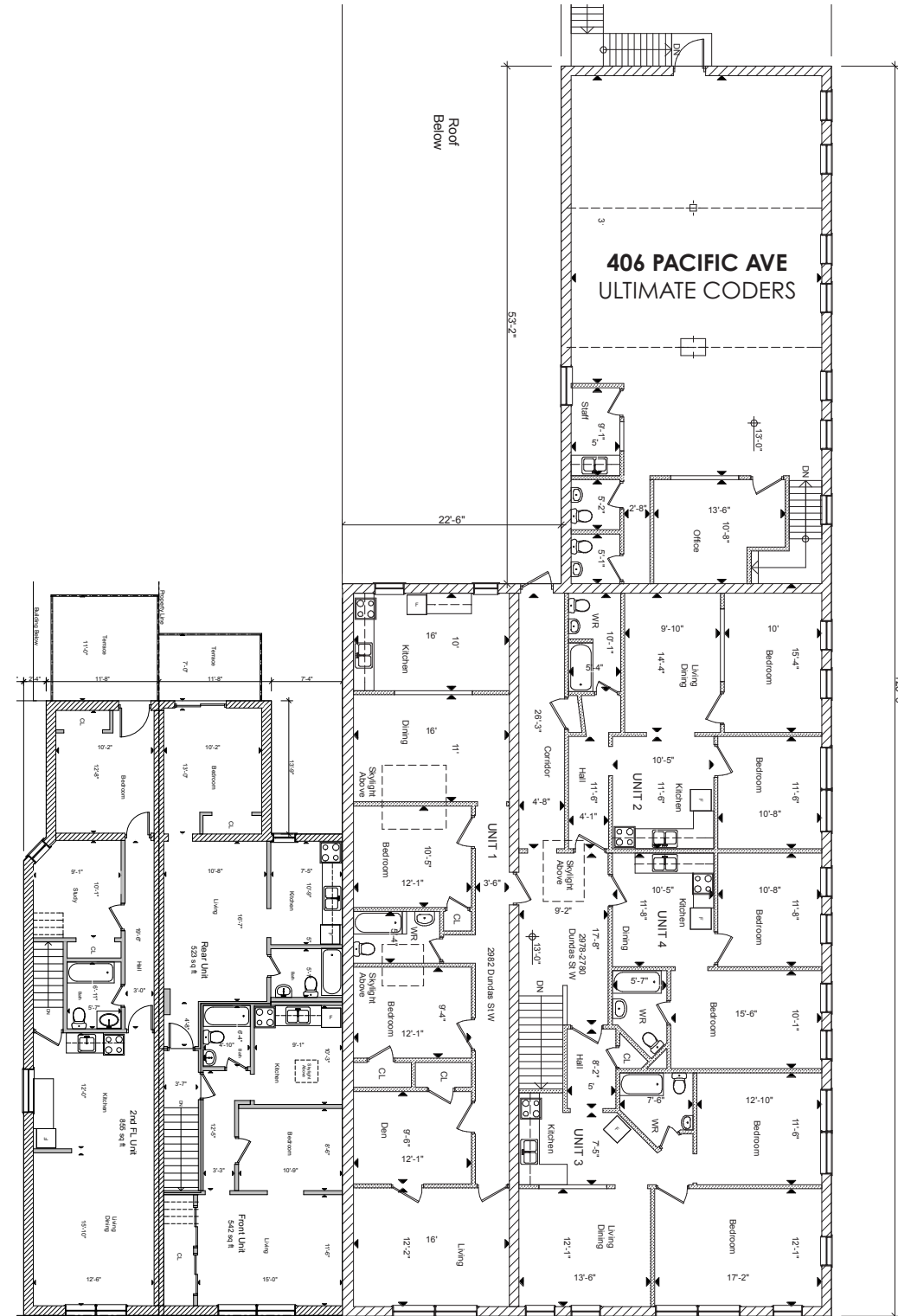
 **Drone Video**

Ground Floor Plan

Second Floor Plan



Dundas Street West



Dundas Street West

Investment Highlights

1 Below Market Rents

Ability to drastically increase NOI

2 Opportunity to Increase Cash Flow Through Near Term Lease Expiries

Low WALT on all commercial tenancy's

3 Covered Land Play

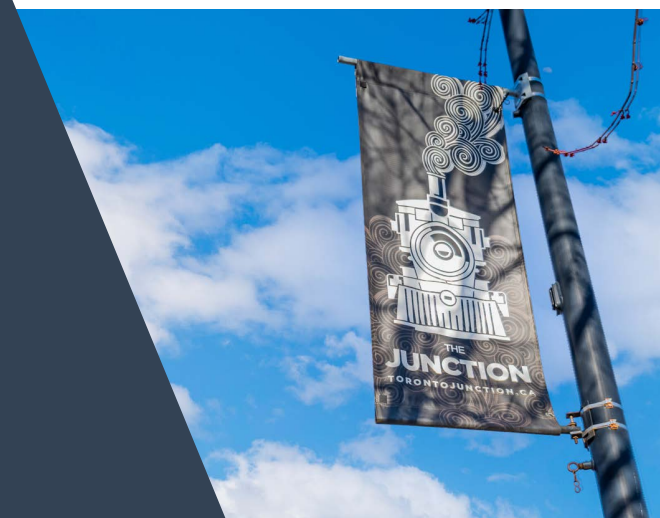
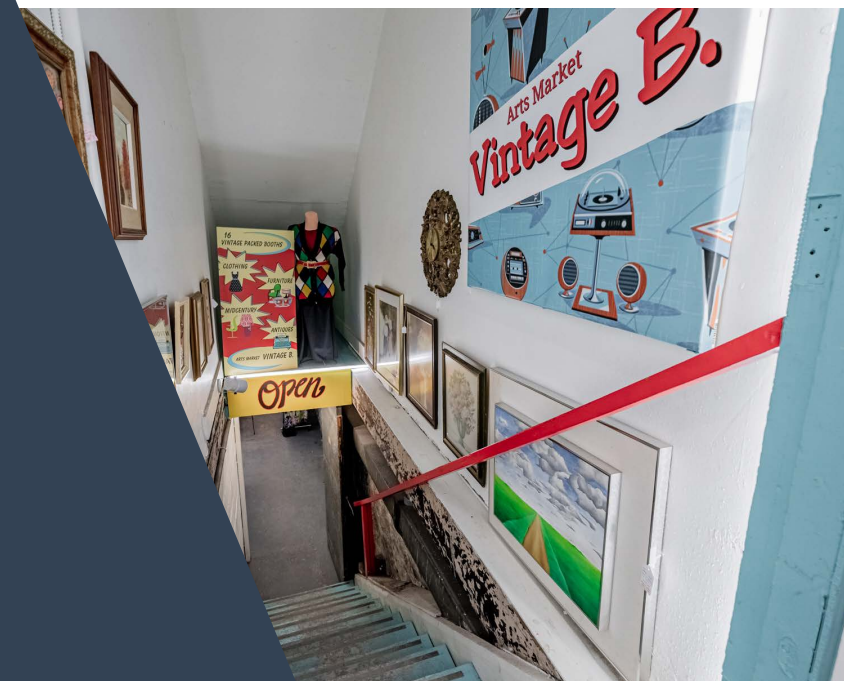
The site is primed for long term redevelopment and is currently zoned for roughly 75,000 sq. ft. mixed-use development

4 Landmark Corner Property

Over 270 feet of wraparound frontage

5 Prime Junction Location

Located on the main retail strip in The Junction, dubbed Toronto's coolest neighbourhood by TimeOut Magazine

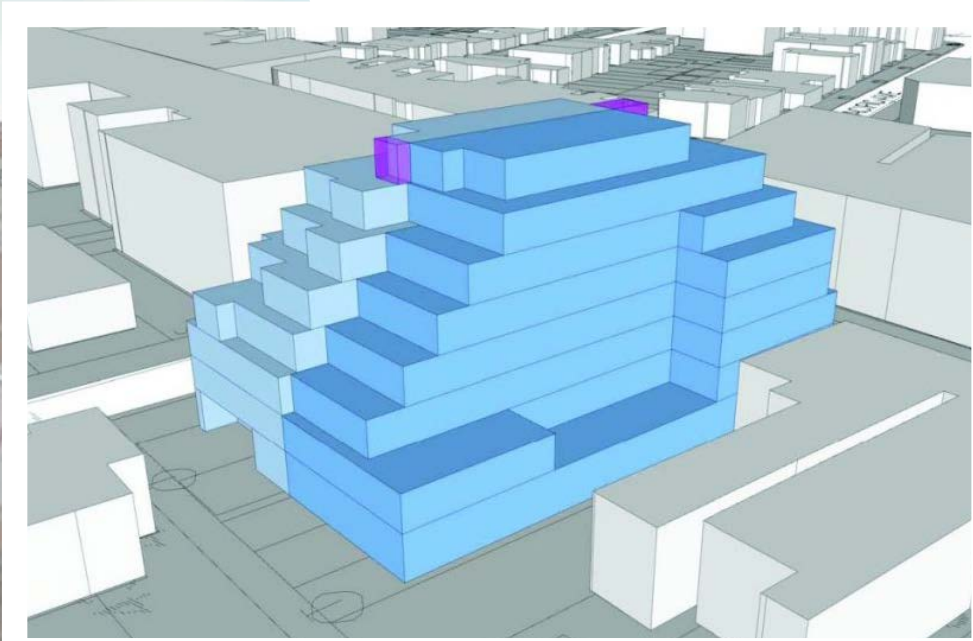


Artists' Rendering of Potential Redevelopment



Development Opportunity

The Site is currently zoned for an approximately 75,000 sq. ft. mixed-use development project





Arts Market



Vidal Barber Studio

Kanto by Tita Flips



Carmelitas Restaurant

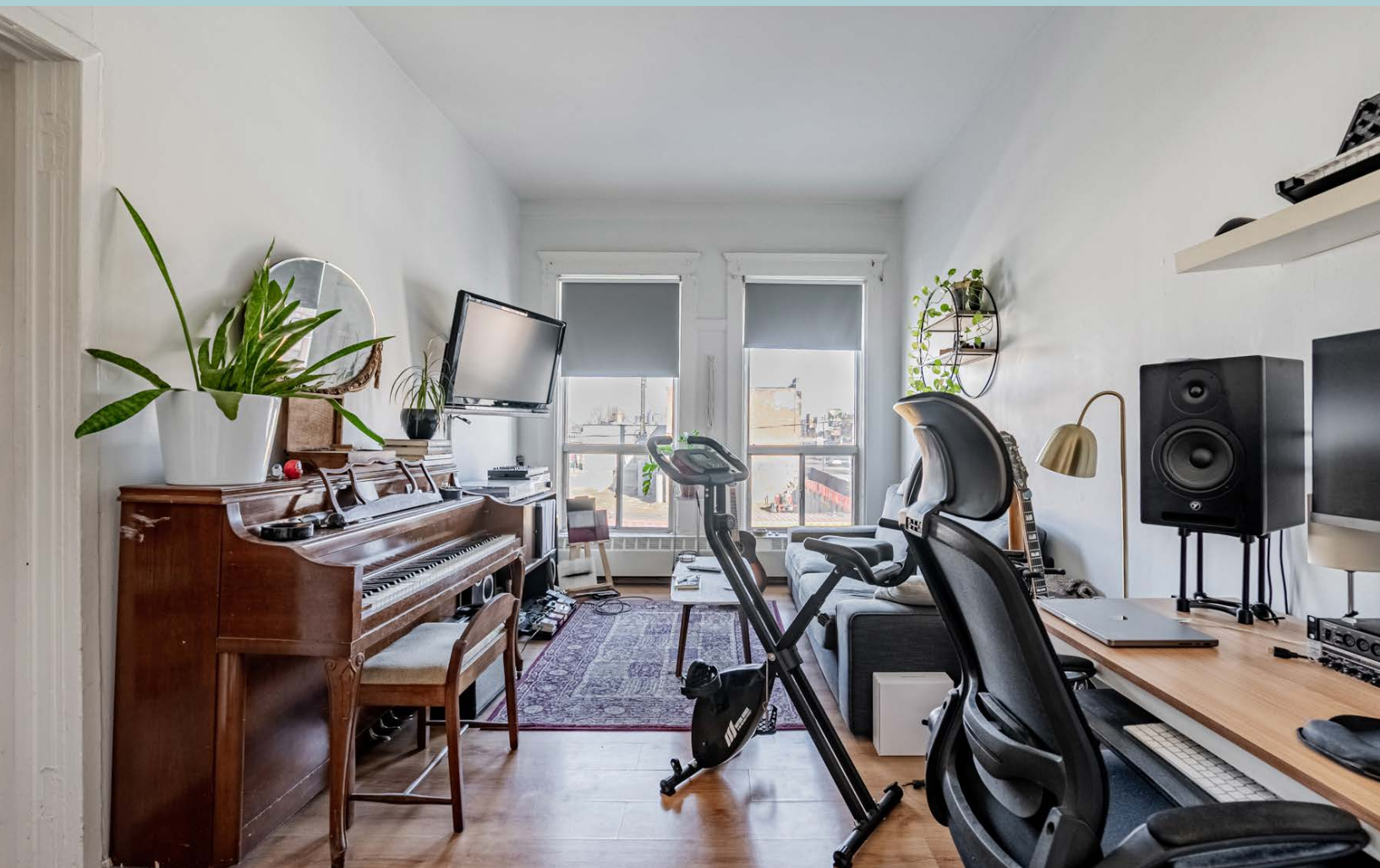




Residential Apartments



Residential Apartments



The Junction Neighbourhood Overview

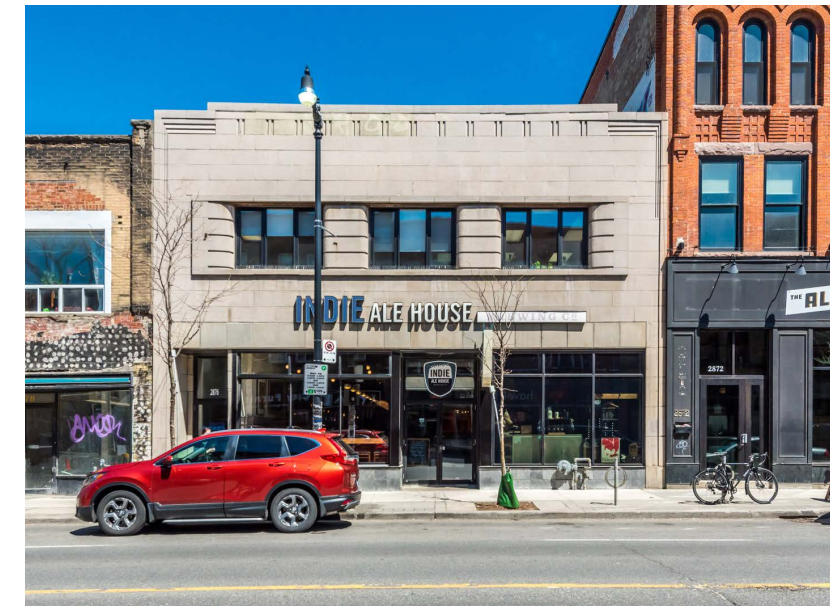
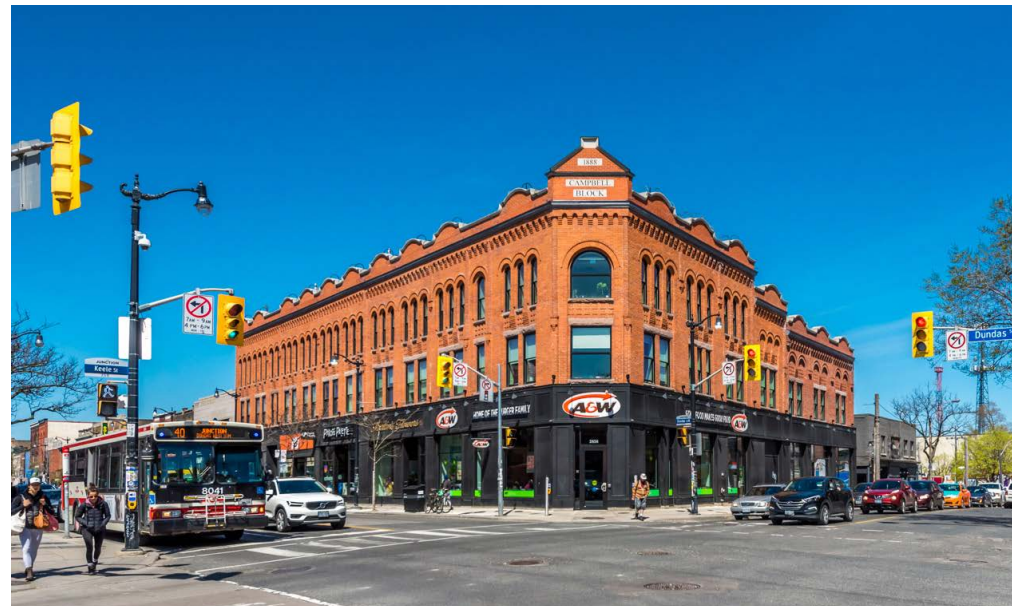
The Junction is a vibrant and trendy neighborhood located in the west end of Toronto. The area gets its name from once being the heart of the Canadian Pacific Railway, and has since become a hub for trendy urban professionals and young families alike.

The Junction is home to a variety of restaurants, bars, and local businesses, which can be found along Dundas West and throughout the neighborhood. Some popular local watering holes and restaurants in the area include Nodo Junction, The Hole in the Wall, Famous Last Words, and The Alpine. There's also a vibrant arts and culture scene in The Junction, with regular events and festivals that showcase the area's creative talent.

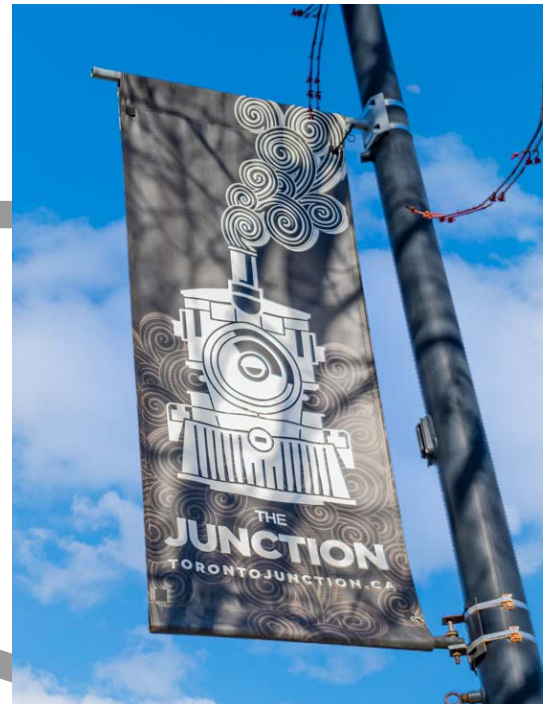
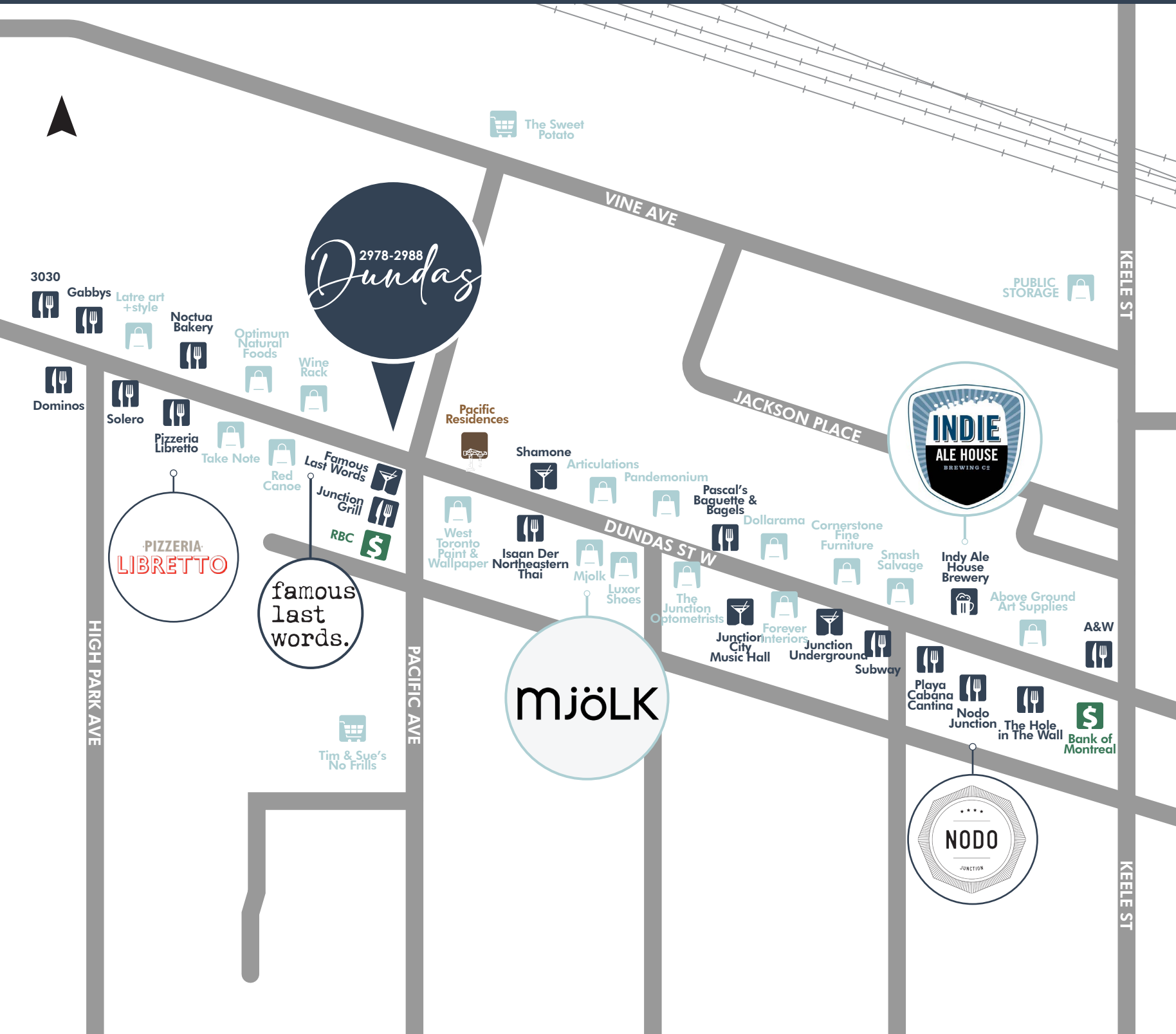
The Junction is a mixed demographic neighborhood, attracting a diverse group of residents who appreciate its unique vibe and character. The area is especially popular among young urban professionals who are drawn to the area's lively atmosphere and abundance of amenities.



[Click here for Neighbourhood Video](#)



Location - The Junction





**STOCK
YARDS**
VILLAGE

2978-2988
Dundas



Pacific Residences
Currently Under Construction
Stores: 8 | Units: 120

Dundas Street West

Offering Process

Document Contents

This document is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This document does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This document is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The document provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this document is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, expressed or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisors expressly disclaim any and all liability for any errors or omissions in the document or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or other advice as necessary.

If any information relating to the Property, in addition to the information provided in this document, is provided at any time, orally or otherwise, by the Vendor and/or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be re-

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Offering Process

The Vendor will be reviewing offers on an as-received basis. Based on information contained in this document and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Submissions should be directed electronically to:

CBRE Limited, Brokerage
145 King Street West, Suite 1100 Toronto
Ontario, M5H 1J8

Attention: Arlin Markowitz/Teddy Taggart

Submission Guidelines

- Purchase price;
- Transaction Timelines (APS Negotiation, Due Diligence, Closing)
- Name of the ultimate beneficial Owner(s) of the purchaser; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction.

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

Sale Conditions

The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be

warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

Advisors

The Advisors are acting solely as agents for the Vendor(s) and not as agents for the purchaser. All inquiries regarding the Property or any information contained in this document should be directed to CBRE Limited, Brokerage, as Advisors for the Vendor:

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Toronto Downtown Office
145 King Street West
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*Sales Representative

**Broker

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CBRE

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