

282-284 *Dupont*

Freestanding Retail/Residential Buildings for Sale
Adjacent to Dupont Subway Station at Dupont & Spadina | Toronto



282-284 DUPONT STREET | FOR SALE



The Offering

CBRE Limited (the “Advisors”) are pleased to offer for sale 282-284 Dupont Street (the “Property” or “Asset”), a rare opportunity to acquire two mixed-used buildings in a highly desirable midtown Toronto location, immediately adjacent to Dupont Station. The Property features retail/commercial uses at grade and in the basement, with residential apartments occupying the second and third levels.

The Property benefits from stable cash-flow supported by established long-term commercial tenancies, while also offering meaningful rental upside as existing rents are currently below market levels. In addition, the Asset present a compelling value-add opportunity through strategic repositioning and potential future intensification.

Located in a prime transit-oriented corridor with exceptional visibility, 282-284 Dupont Street offers investors the opportunity to secure a well-located, mixed-use investment with strong in-place income and long-term growth potential.



Property Details

282 Dupont Street

Approximate Size:	Basement:	2,225 sq. ft.
	Main:	2,212 sq. ft.
	Second:	761 sq. ft.
	Third:	508 sq. ft.
	Total:	5,706 sq. ft.

Property Taxes:	\$27,145.08 (2025)
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Frontage:	\$27.05 ft.*
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Depth:	120.29 ft.*
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Site Area:	3,520 sq. ft.*
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284 Dupont Street

Approximate Size:	Basement:	1,235 sq. ft.
	Main:	1,257 sq. ft.
	Second:	758 sq. ft.
	Third:	499 sq. ft.
	Total:	3,749 sq. ft.

Property Taxes:	\$24,222.89 (2025)
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Frontage:	25.90 ft.*
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Depth:	124.14 ft.*
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Site Area:	3,229 sq. ft. *
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*As per GeoWarehouse

Asking Price: \$2,200,000

Property Highlights

1. Prime Transit-Oriented Location



Situated immediately next to Dupont Subway Station, the Property benefits from exceptional connectivity and visibility along Dupont Street. This highly accessible location provides convenient access to downtown Toronto and surrounding neighbourhoods, making it attractive for both commercial tenants and residential occupants.

2. Stable Mixed-Use Cash Flow

The Asset features established long-term commercial tenants providing reliable in-place income. The residential units on the upper floors further diversify the revenue stream and enhance overall investment stability.



3. Significant Rental Upside

Current rents are below market levels, presenting investors with the opportunity to increase revenue over time through lease renewals and tenant turnover.

4. Future Development & Intensification Potential

The Property's prime corner location next to Dupont subway station supports long-term redevelopment and intensification potential, allowing investors to capitalize on future growth in the area.





The Location

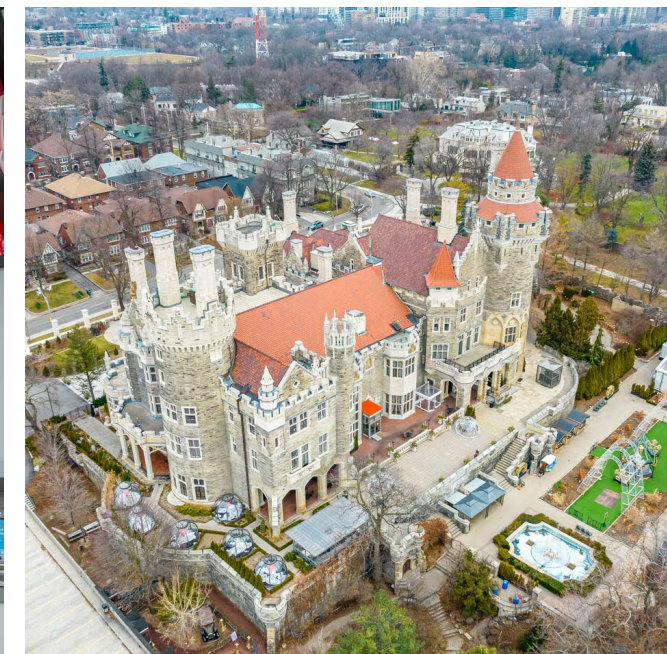
282-284 Dupont occupies a premier position on Dupont Street in the **Annex**, between Bathurst Street and Spadina Road. It is adjacent to Dupont subway station, making it easily accessible from anywhere in the city. The property benefits from its proximity to popular Toronto destinations including **Casa Loma**, **Designers Walk** and **Bloor-Yorkville**.

This stretch of Dupont is home to a variety of popular local restaurants and cafes including Schmaltz Appetizing, Playa Cabana, Fat Pasha and First & Last Coffee Shop as well as national tenants including Loblaws, LCBO and Shoppers Drug Mart.

The Annex is primarily a residential neighbourhood with beautiful mature tree-lined streets and large Victorian homes. Although largely residential, the stretches of the neighbourhood along Bloor Street and Dupont Street are lively mixed-use areas home to an abundance of bars, restaurants and independent businesses.

Bloor-Yorkville is best known for its Mink Mile, Canada's Fifth Avenue – home to luxury stores such as Tiffany & Co., Chanel, Hermes, Louis Vuitton – but Toronto's most chicest downtown neighbourhood is also home to high-end hotels (The W Hotel, Park Hyatt, Hazelton Hotel), specialty Food Stores (Stock T.C., Whole Foods, Eataly) and boutique gym facilities, including Catalyst and Equinox.

Designers Walk is a one-of-a-kind commercial centre where you will find Canada's top interior design showrooms and architecture firms. This exceptional stretch of retail is home to showrooms and firms such as Resource Furniture, The Red Carpet & Rug Company, Canopy Furniture, EM Design Furniture, Procurhaus and more.



*Aerial Looking South
Towards Downtown Toronto*

Yorkville

Designer Walk

★ 282-284
Dupont

The Annex

Mirvish Village

Dupont Subway Station



George Brown College

Casa Loma

CBRE

Neighbouring Tenants



282-284
Dupont



6ix Iron Indoor Golf

Davenport Road



Circle K



Tim Hortons

Martino Pizza

Puedmag Inkpire

Hopson Grace

Rose Emporium

Valu Buds Dupont

Dupont Street

Huron Street

Haute Coffee
The Kitchen Table
Global Pet Foods



St. George Street

Residential

Gleam & Sip

Dupont Subway Station

Spadina Road



Subway Sandwiches

The Backyard Smokehouse

Euphoria Cake

Casa Mezcal



LCBO

Dupont Subway Station

Modern Laundry

Krispy Kreme Donuts

Shoppers Drug Mart



Roti Cuisine of India

Meditation for Health

Starbucks (future)



First and Last Coffee Shop

Residential

Future Condo Development (The Annex)

Creeds Coffee Bar



Schmaltz
Appetizing
Fat Pasha



Howland Avenue

Scotiabank

Bianca Condos

Creeds Coffee Bar

Superior Pressing & Cleaners

Albany Avenue

Dupont Street

Reach Personal
Training

Chadwick's
Craft Kitchen



CHADWICK'S

Detroit Pizzeria



Bathurst Street

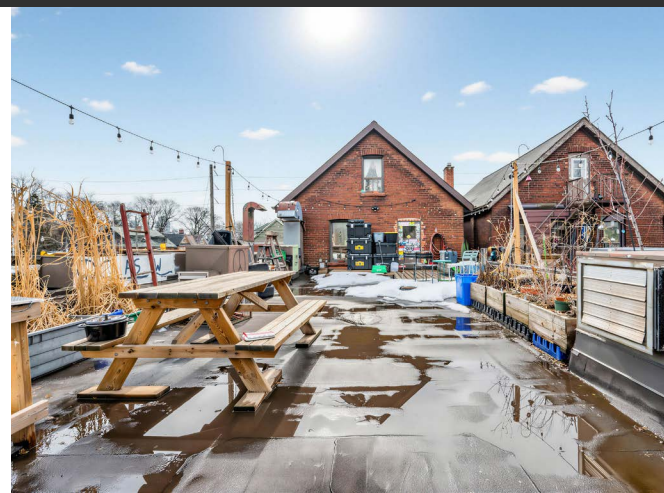
Vesta Lunch

282 Dupont Street Overview

Total Building Size: 5,706 sq. ft.

Residential: 2 bed, 1.5 bath apartment (second and third levels)

Commercial: Modern Laundry (ground & lower level)



Residential Unit



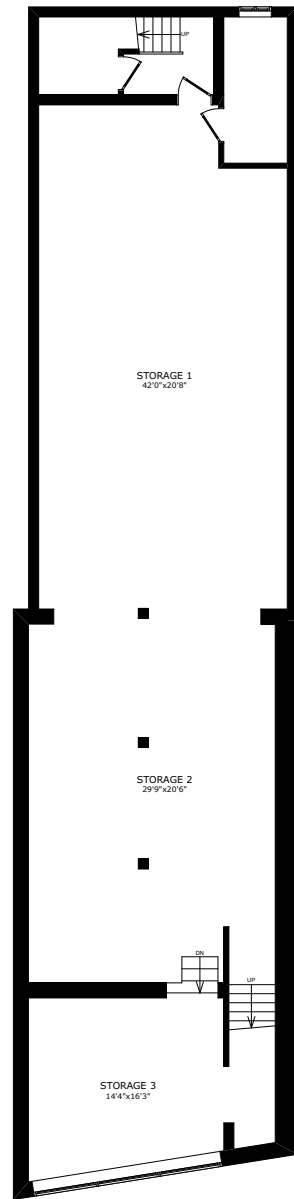
Tenant Overview - Modern Laundry



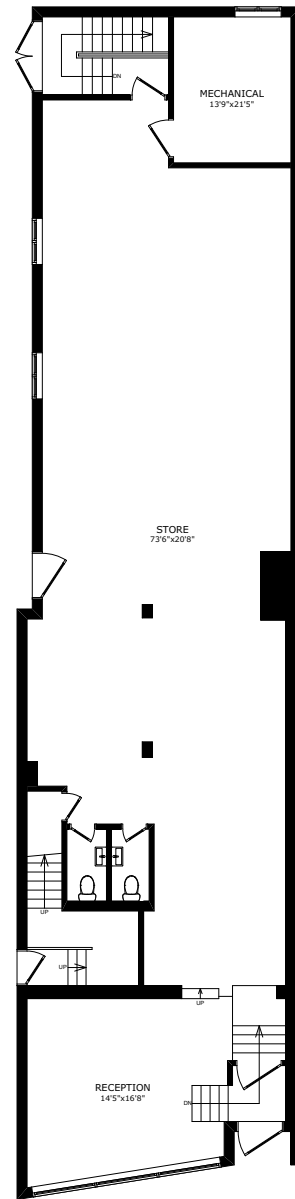
Tenant/Premises	
Address	282 Dupont Street
Tenant Name	Modern Laundry
Premises	Main Level & Basement
Rentable Area	N/A
Term	
Term	5 Years
Commencement Date	December 1, 2021
Expiry Date	November 30, 2026

282 Dupont Street
Commercial Floor Plans

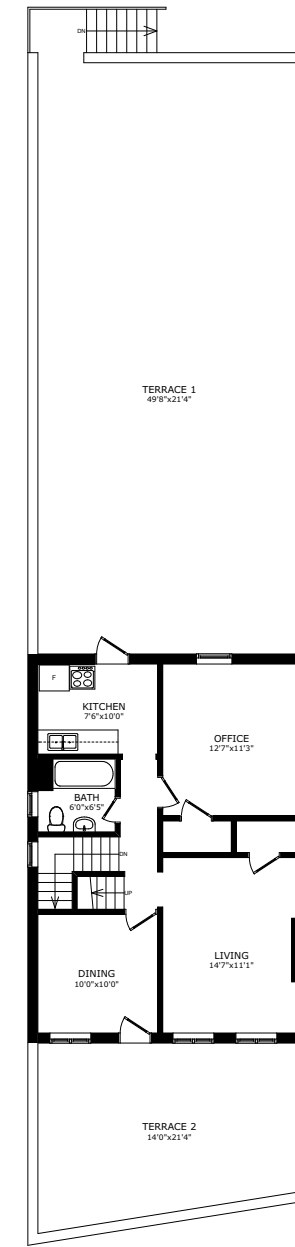
282 Dupont Street
Residential Floor Plans



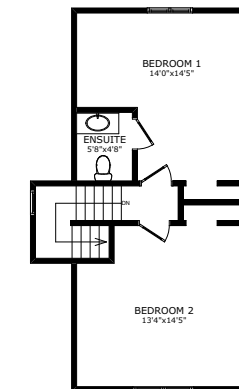
Basement
2,225 SF



Main Level
2,212 SF



Second Level
761 SF



Third Level
508 SF

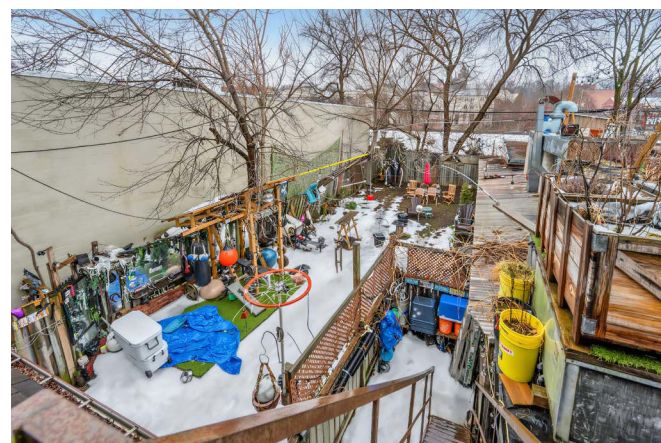
284 Dupont Street Overview

Total Building Size: 3,749 sq. ft.

Residential 1: 2 bed, 1 bath apartment (second and third levels)

Residential 2: Vacant bachelor unit (ground level)

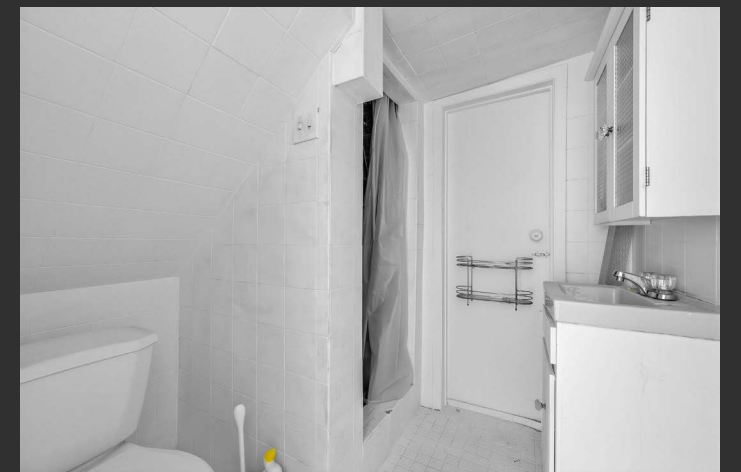
Commercial: Krispy Kreme (ground & lower level)



Residential Unit 1



Residential Unit 2



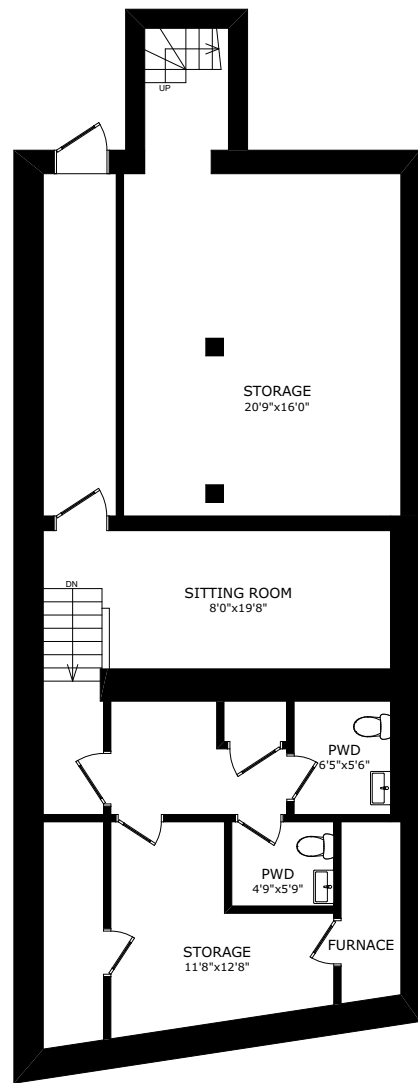
Tenant Overview - Krispy Kreme



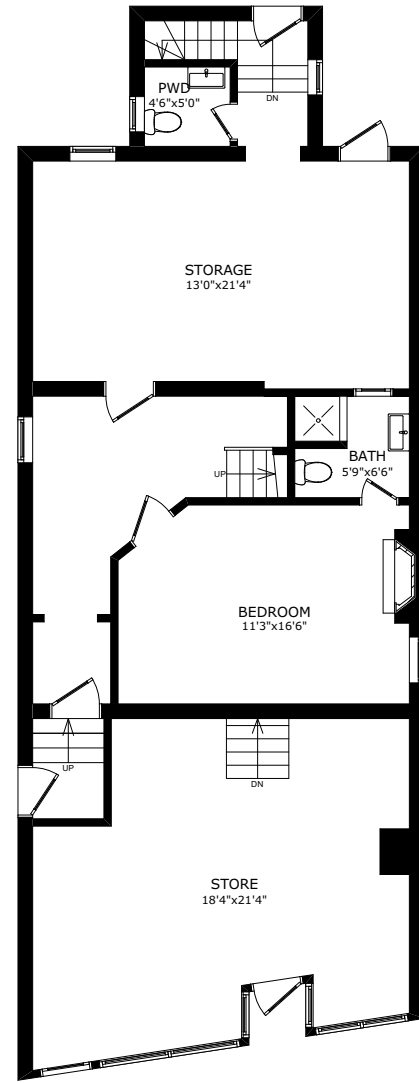
Tenant/Premises	
Address	284 Dupont Street
Tenant Name	Krispy K Canada Dupont Inc.
Premises	Main Level and Basement
Rentable Area	668 sq. ft.
Term	
Term	5 Years
Commencement Date	January 1, 2023
Expiry Date	December 31, 2027

284 Dupont Street
Commercial Floor Plans

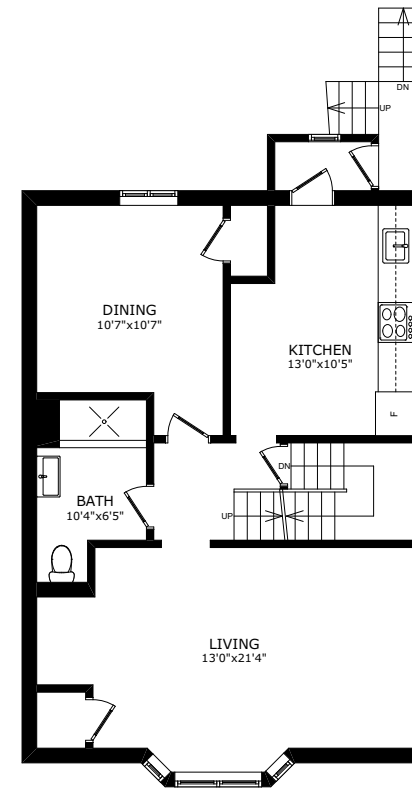
284 Dupont Street
Residential Floor Plans



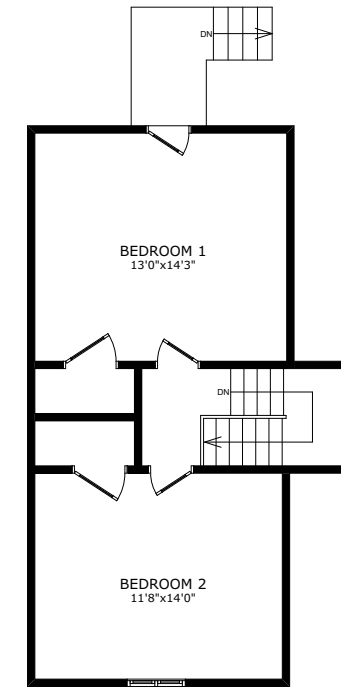
Basement
1,235 SF



Main Level
1,257 SF



Second Level
758 SF



Third Level
499 SF

Advisory Team

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