

2245 DUNDAS STREET WEST

TORONTO, ON • 3,300 SQFT

Highlights

- **Strong 6.28% Cap Rate:** Achieving a true 6.28% cap rate post-TMI and expenses, this property provides a stable NOI from established, long-term tenants, including the successful Butcher Boutique, ensuring reliable income.
- **Immediate Cash Flow & Growth Potential:** Opportunity to increase residential rents to market rates and capture TMI as leases turn over, boosting returns.
- **Prime Location:** Ideally situated on Dundas, just south of Bloor, steps from Dundas West Station and a 5-minute walk to Bloor GO Station. Surrounded by thriving retail, cafes, and restaurants, ensuring high foot traffic.
- **Growth Catalyst:** Positioned across from the proposed 2280 Dundas development by Choice Properties, featuring new mixed-use towers, retail, and a community park, set to drive demand and elevate property value.

Property Details

Type	Mixed Use Street Front Retail
List Price	\$2,299,800
Gross Leaseable Area (Commercial + Residential)	3,300 SF
Year Built/Renovated	1910/2015
Frontage	18
Depth	115
Cap Rate	6.28%



EXCLUSIVELY LISTED BY:

MEHRDAD AKHLAGHI

Associate

P (416) 585-4656

C (647) 864-5251

E Mehrdad.Akhlaghi@marcusmillichap.com