



2480 DUNDAS STREET WEST TORONTO, ON M6P 1W9

OFFERED AT **\$6,985,000**
NET INCOME OF **\$383,492**
CAP RATE OF **5.49%**

A RARE OPPORTUNITY TO OWN THIS TORONTO INVESTMENT

PRIME LOCATION

HIGH DEMAND

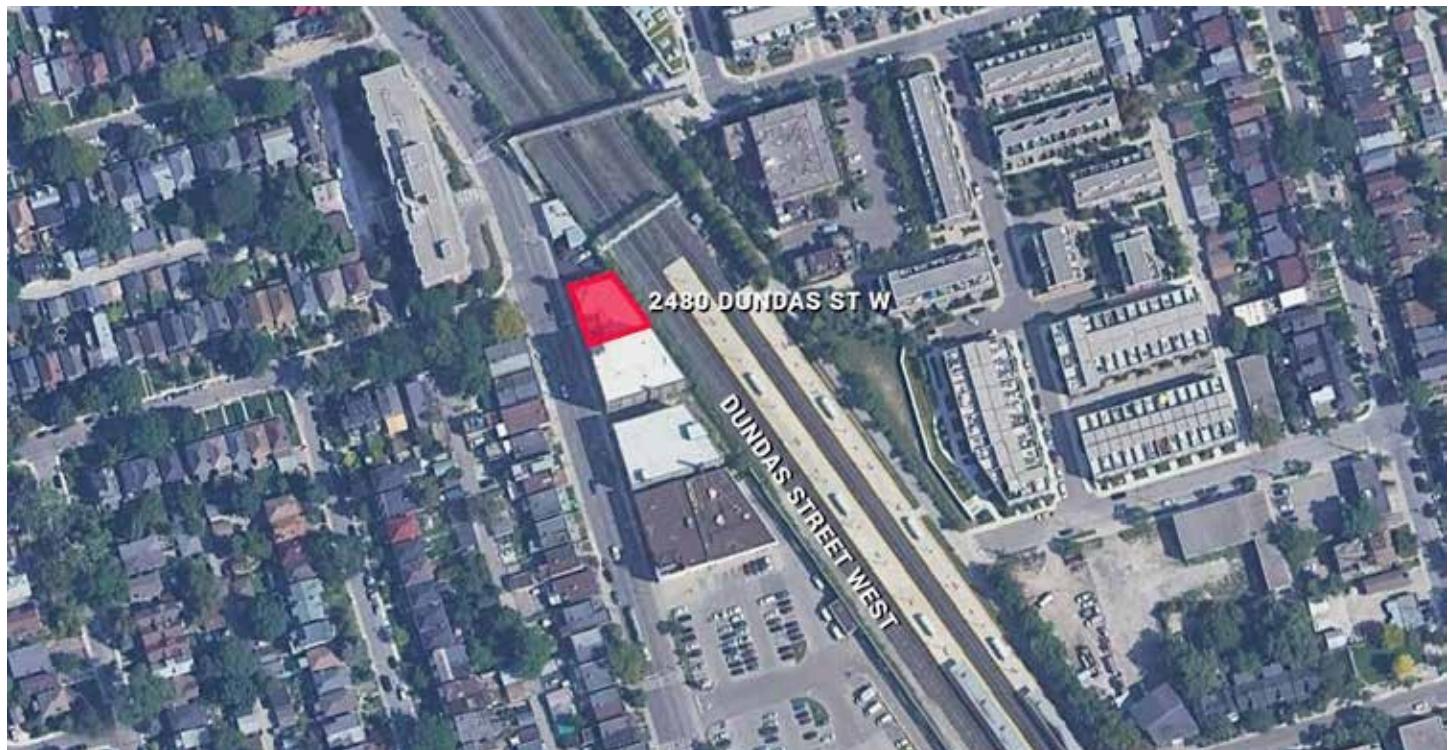
DEVELOPMENT OPPORTUNITY

Step into the timeless charm and urban convenience of a beautifully situated 14 hard loft-style studios in one of Toronto's most coveted west-end neighborhoods. Each unit features exposed brick, 12-foot ceilings, triple-glazed windows, wood flooring, and most include in-suite laundry, separate hydro meters, and hot water tanks. Nestled just steps from the lush trails of High Park and moments from the vibrant energy of Bloor West Village, this property offers the perfect blend of nature, transit, and community.

Why This Home? Whether you're a young family seeking great schools and parks, a professional craving a peaceful retreat with city access, or a downsizer looking for charm and walkability, this home delivers.



LOCATION



Located in one of the most transit accessible rodes in Toronto.



DEVELOPMENT POTENTIAL

Less than 1 kilometer from the new Bloor/Dundas Choice Properties Development which consists of a new centralized park, new and diverse housing mix, new retail opportunities, integrated pedestrian connections, open spaces and public realm.



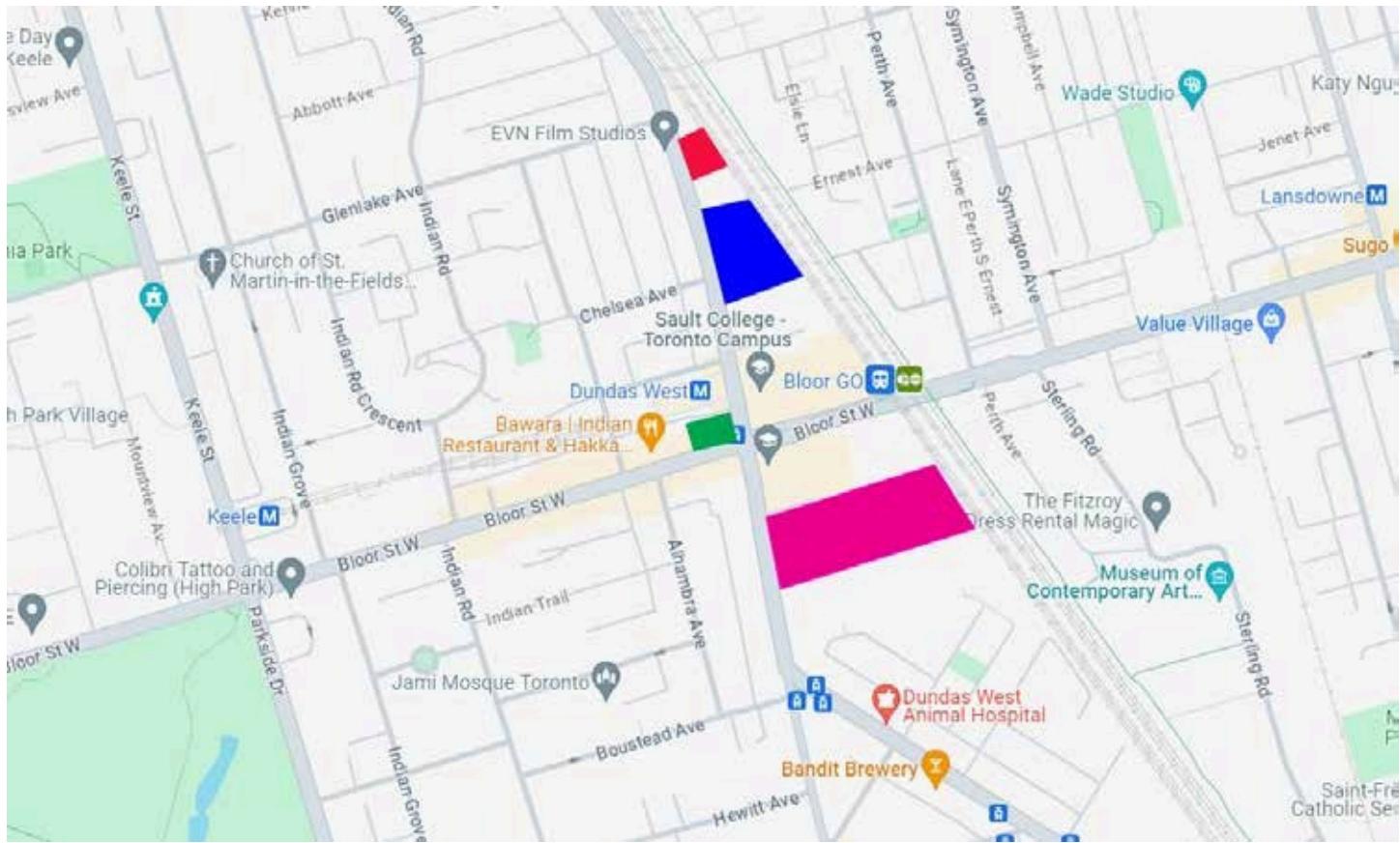
DEVELOPMENT POTENTIAL

Less than 5 minutes away are two major developments. 1540-1550 Bloor Street West, Toronto, ON Northwest corner of Bloor Street West and Dundas Street West, adjacent to the Dundas West subway station and the Union Pearson Express (UP) and GO station.

Fora Developments is looking to bring a colourful three-tower high-rise development to 2400- 2440 Dundas Street West in the High Park North neighbourhood.



DEVELOPMENT POTENTIAL



LEGEND

- SUBJECT PROPERTY - 2480 Dundas Street
- West Bloor/Dundas Choice Properties
- Development 1540-1550 Bloor Street West
- 2400-2440 Dundas Street West

PROPERTY PROFILE

The building contains 14 unique hard loft studios. You will find excellent tenants, exposed brick and large wood beams, 12-foot ceilings, new high-efficiency furnace, new triple-glazed windows, separate hot water tanks, hydro meters and en-suite laundry facilities in most units.

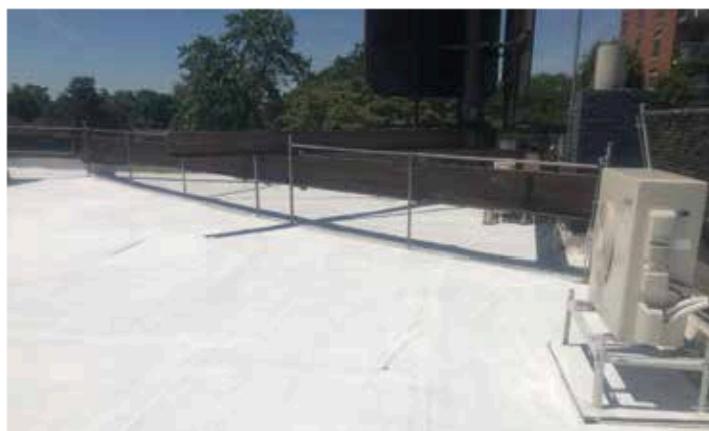
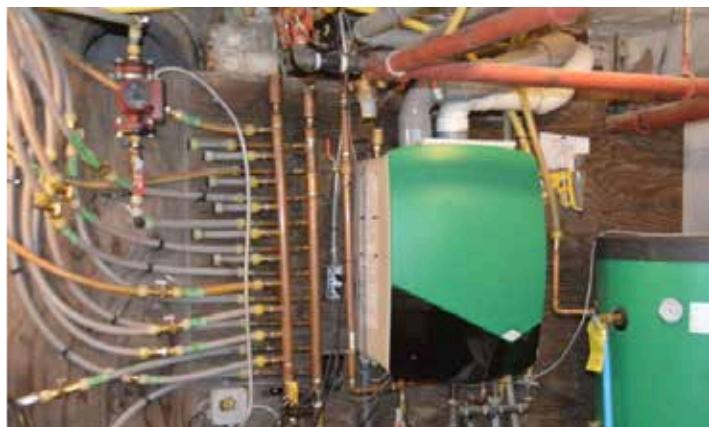


2480 DUNDAS STREET WEST, TORONTO

PROPERTY PROFILE



PROPERTY PROFILE



PROPERTY PROFILE

TOTAL SF: 11,937

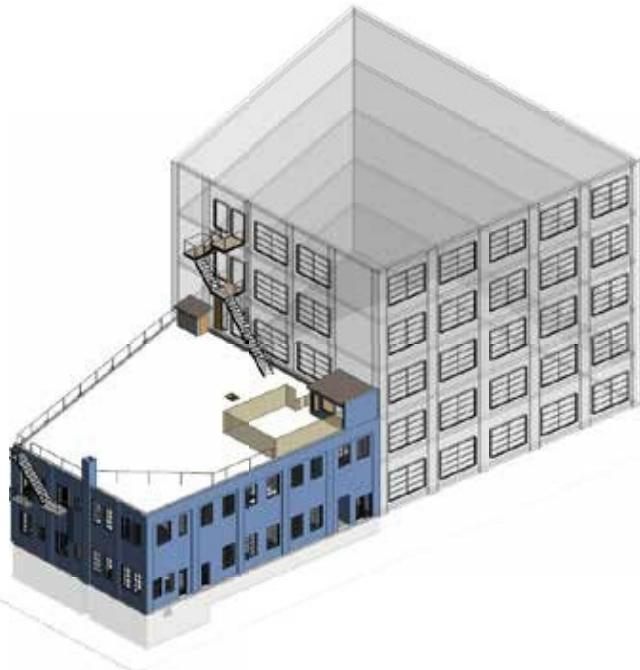
HEATING: Forced Air, Water Radiators

LOT SIZE: 82.42' x 80.00'

ZONING: IC D2 N2



PROPERTY PROFILE



EXISTING

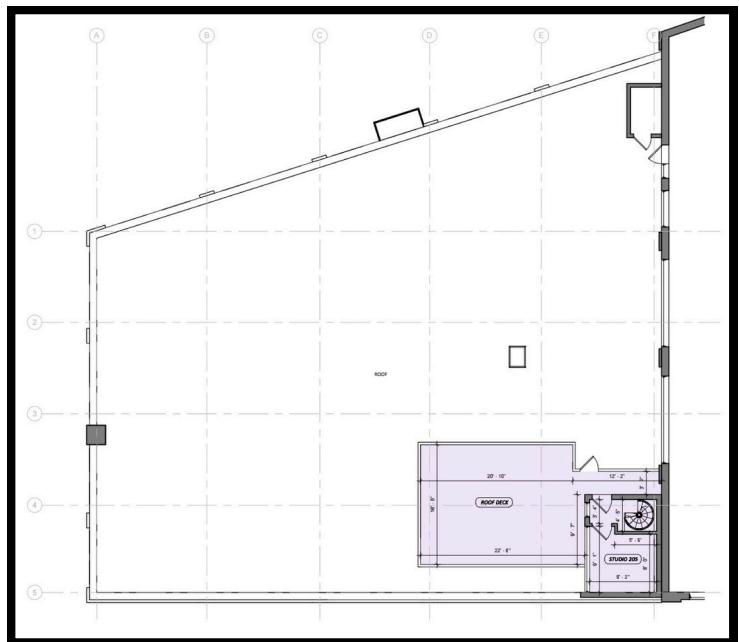
EXISTING AXO
2480 DUNDAS STREET W.

SOLARES
ARCHITECTURE

LEVEL 0



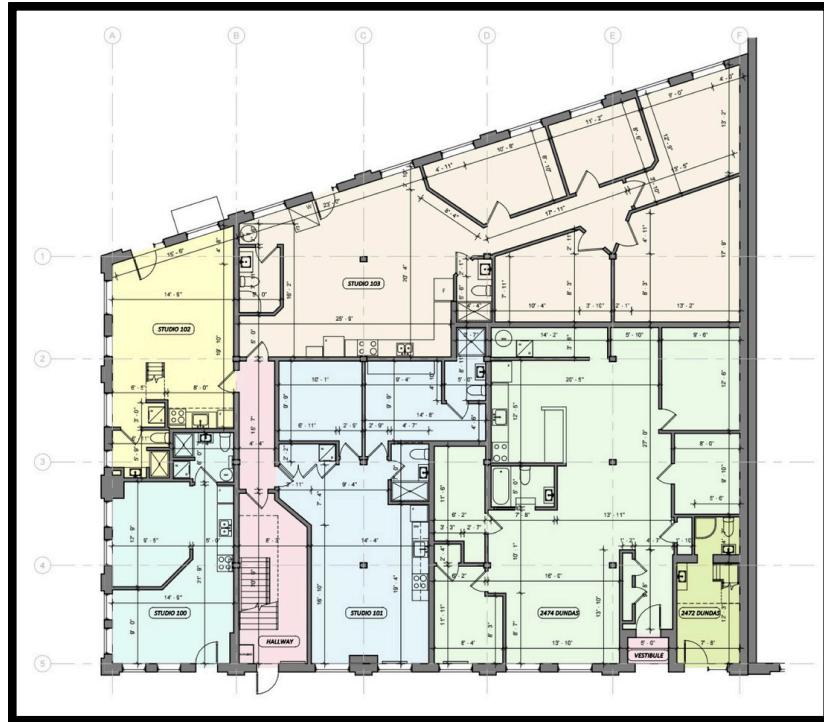
ROOF



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PROPERTY PROFILE

LEVEL 1

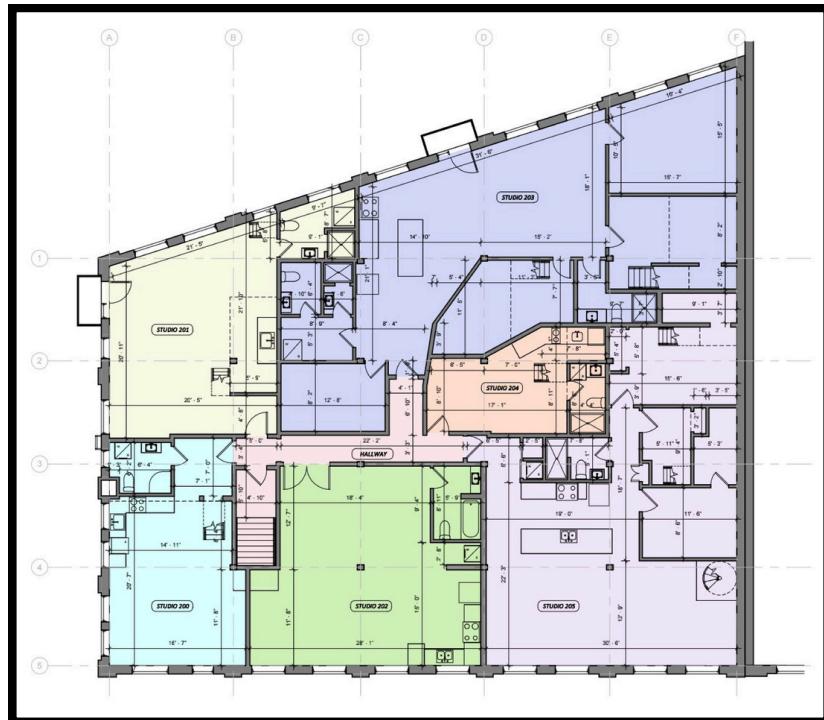


LEVEL 1 MEZZANINE

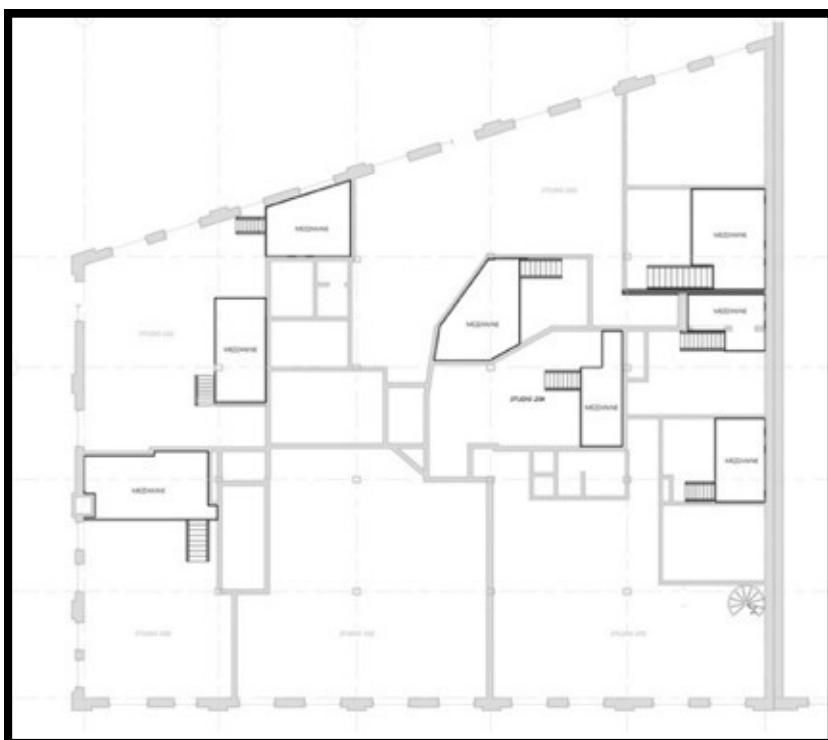


PROPERTY PROFILE

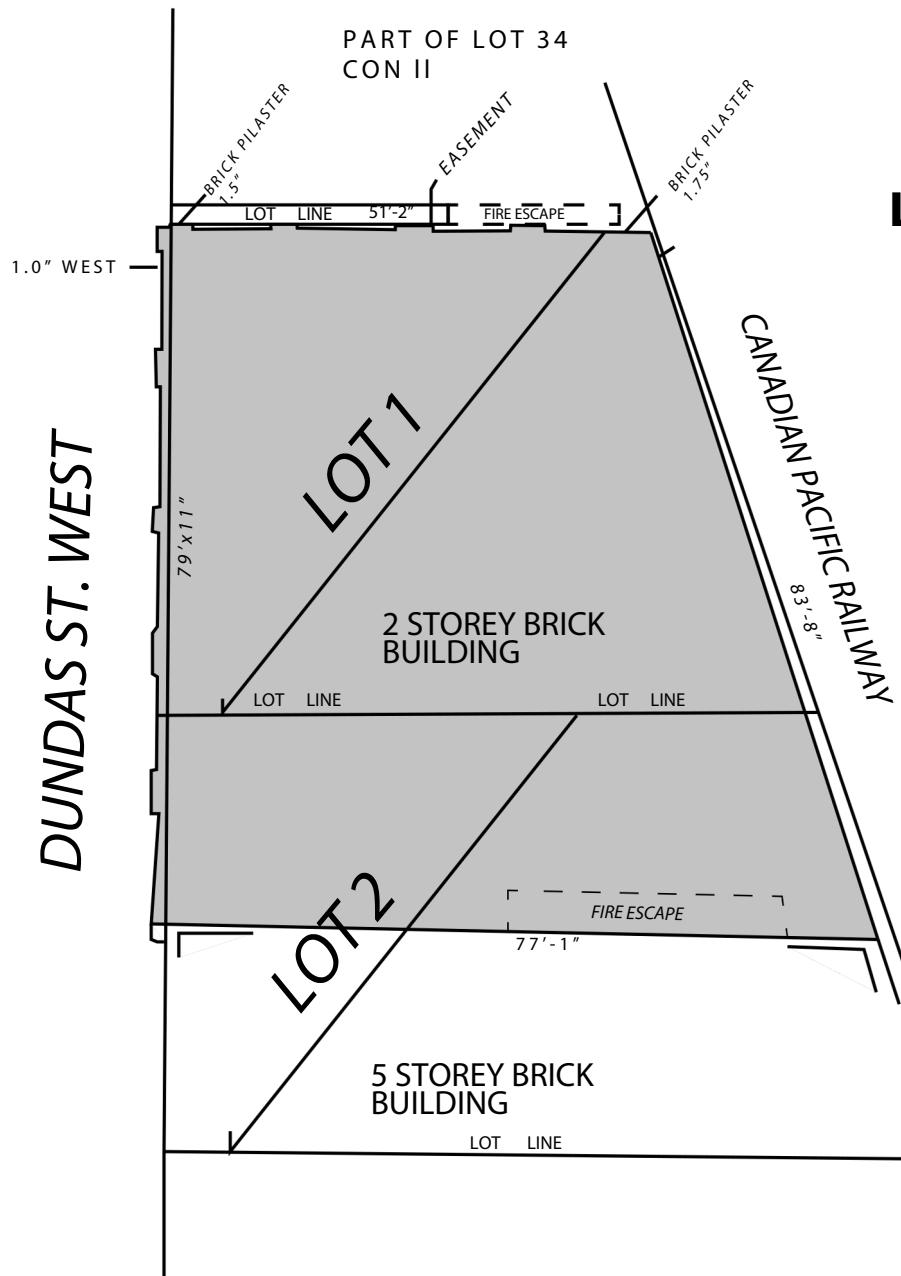
LEVEL 2



LEVEL 2 MEZZANINE



PROPERTY PROFILE



**PLAN SHOWING
LOT 1 AND LOT 2
REG PLAN 776
TORONTO**

EXP Realty Brokerage disclaims any liability concerning the current accuracy of the contents of the sketch of survey we have provided and recommends that you contact the Ontario Land Surveyor who created the survey to confirm its accuracy, if you intend to rely on that survey for any reason.

FINANCIAL REPORT

Owner: 1710306 Ontario Ltd.

UNIT	RENT	TYPE	SIZE	LEASE EXPIRY	NEXT RENT INCREASE	EN-SUITE LAUNDRY	LAST MONTH'S RENT
100	\$2,295.62	Studio	415 SF	MTM	Oct. 01, 2026	Yes	Yes
101	\$2,785.00	Studio	721 SF	Mar. 31, 2026	Apr. 01, 2026	Yes	Yes
102	\$1,996.14	Studio	532 SF	MTM	Jun. 01, 2026	Yes	Yes
103	\$5,013.14	Studio	1,845 SF	-	Feb. 01, 2026	Yes	Yes
2472	\$1,346.11	Studio	196 SF	MTM	Jun. 15, 2026	Access	Yes
2474	\$4,597.13	Studio	1,361 SF	MTM	Dec. 01, 2025	Yes	Yes
200	\$2,040.24	Studio	623 SF	MTM	Jun. 01, 2026	No	Yes
201	\$2,547.13	Studio	521 SF	MTM	Oct. 01, 2026	Yes	Yes
202	\$2,665.64	Studio	695 SF	MTM	Jan. 01, 2027	Yes	Yes
203	\$4,239.04	Studio	1,356 SF	MTM	Jun. 01, 2026	Yes	Yes
204	\$1,785.00	Studio	418 SF	MTM	Jan. 15, 2027	Yes	Yes
205	\$3,514.57	Studio	1,305 SF	MTM	Mar. 01, 2026	Yes	Yes
C1	\$1,507.65	Studio	427 SF	MTM	Jul. 01, 2026	Access	Yes
C3	\$1,182.45	Studio	236 SF	MTM	Jun. 15, 2026	Access	Yes
Roof Sign	\$500.00	-	-	MTM	-	-	No
Signs Mailboxes	\$600.00	-	-	Dec. 31, 2028	Jan. 01, 2029	-	No

TOTAL \$38,615 **TOTAL SIZE** 10,756 SF

TOTAL YEARLY \$463,378 **TOTAL COMMON AREA** 569 SF

TOTAL BUILDING 11,937 SF

All leases are plus hydro, except for C1, C2, C3, and 2472.



FINANCIAL REPORT

Owner: 1710306 Ontario Ltd.

12-Month Expenses from JAN to DEC 2025		
City of Toronto Taxes 2025	\$17,356	
Enbridge Gas	\$5,704	
Electricity	\$3,593	
Fire Alarm	\$942	
Water/Sewage/Garbage	\$9,200	
Internet/Security	\$942	
Superintendent	\$1,200	
Management	\$18,535	4.0%
Maintenance	\$8,400	
Property Insurance	\$7,053	
Vacancy	\$6,951	1.5%
Total Yearly	\$79,892	
Total Monthly	\$6,658	

FRIDGES	STOVES/TOPS	WASHERS & DRYERS	HOT WATER TANKS	AIR CONDITIONING
14	13	11	11	10

Although the Company believes that the forecasted statements will be within marginal accuracy, it is important to understand that this is subject to inherent risks and uncertainties, which will cause the financials to differ from actual/finished financials.

ERNEST FURTADO

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Director of Commercial Real Estate

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