



5146 Dundas St W



5140 Dundas St W



5140 - 5146
DUNDAS STREET WEST

DUNDAS ST W

5140 • 5146
DUNDAS STREET W

ETOBICOKE, ON • FOR SALE



THE OFFERING

CBRE Limited is pleased to offer for sale 5140-5146 Dundas Street West (the “Site” and/or “Property”), a well-located investment and/or user opportunity in the heart of Etobicoke’s dynamic Six Points area. The Site consists of a $\pm$ 13,298 square foot multi-tenanted commercial building generating stable income on a $\pm$ 0.327 acre lot. Strategically positioned near the intersection of Dundas Street West, Kipling Avenue, and Bloor Street West, the Site benefits from excellent connectivity to high-order transit including TTC & GO, as well as ongoing urban redevelopment in one of Etobicoke’s transforming growth nodes.

SITE DETAILS

Address	5140 - 5146 Dundas St W, Etobicoke
Land Area	$\pm$ 0.327 ac.
Building Area	$\pm$ 13,298 sq. ft.
Official Plan	Mixed Use Area
Zoning	EC1
Existing Use	2-Storey Commercial Building
Status	Multiple Tenancies in-place



Prime location within a rapidly developing and transforming growth node



Excellent connectivity to high-order transit network hub at Kipling Station, including TTC & GO



Superior site configuration, including prime exposure, multiple access points & wide frontages



Substantial holding income with flexible commercial/retail tenancies in place



Great exposure & pedestrian foot traffic with 5 new developments (1,644 units) all within a 1km radius

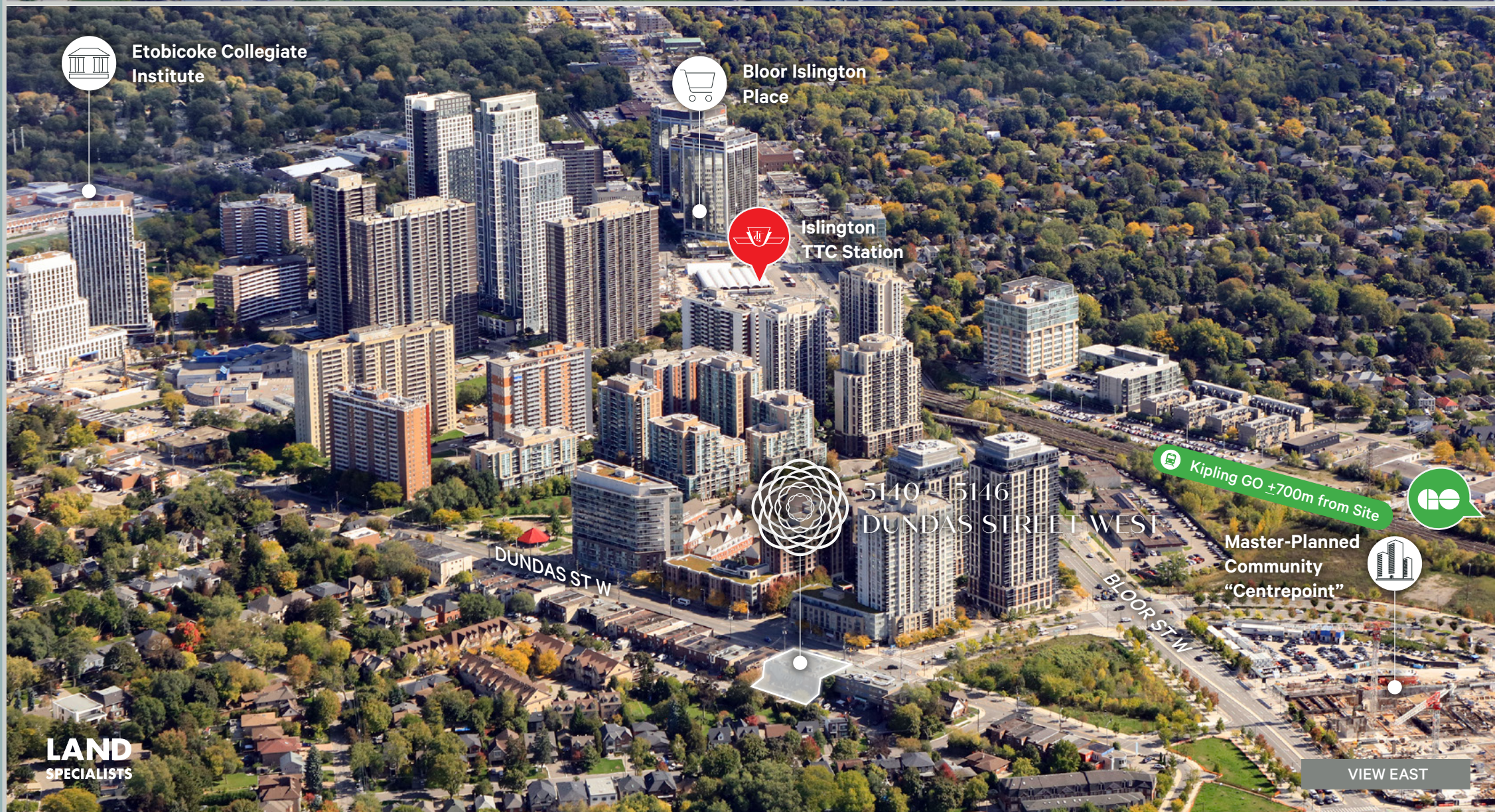


As of June 2026, an Underground Storage Tank and surrounding Impacted Soils have been removed and successfully remediated. A clean limited Phase II is available for review in the online property library.



Rear Access & Additional Parking via Rear Lane

VIEW SOUTH



Etobicoke Collegiate Institute



Bloor Islington Place



Islington TTC Station



Kipling GO $\pm$ 700m from Site



Master-Planned Community “Centrepont”



VIEW EAST

LAND SPECIALISTS



THE PROPERTY

5140 – 5146 DUNDAS STREET WEST | ETOBICOKE, ON

The Property features a diverse mix of tenancies that have flexibility in term allowing for a potential user to occupy the building or portion of the building. Flexible lease terms also provide investors with the potential to increase future rental revenues as tenancies turnover.

BUILDING SQ.FT. & TENANCIES

5140 DUNDAS ST W

Unit #	Tenant / Use	Sq. Ft.
201	Vacant	450
202	Sound Therapy	426
203	Wellness	426
204	Hair Studio	426
205	Recruiting Agency	257
206		852
207	Medical	426
208	Cleaning Service	426
209	Vacant	426
Ground Floor	Restaurant	4,600
Washroom		85
Total Area		8,800

5146 DUNDAS ST W

Unit #	Tenant / Use	Sq. Ft.
Suite 1	Hair Studio	783
Suite 2	Tattoo Parlour	483
Suite 3	Tailor / Dress Maker	426
Suite 4		140
Ground Floor Suite 1	Law Office	1,329
Ground Floor Suite 2	Hair Studio	1,334
Total Area		4,498

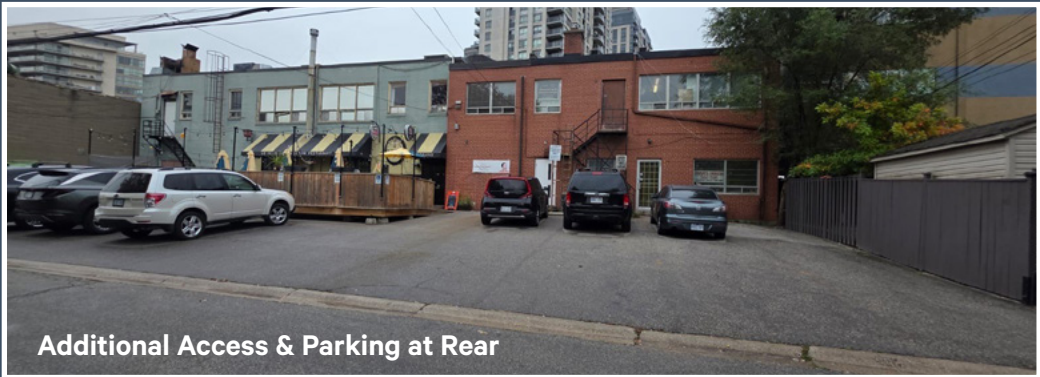
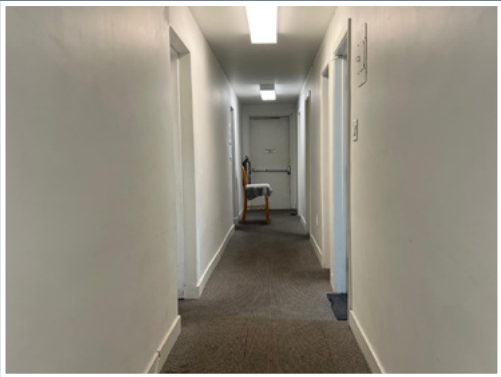
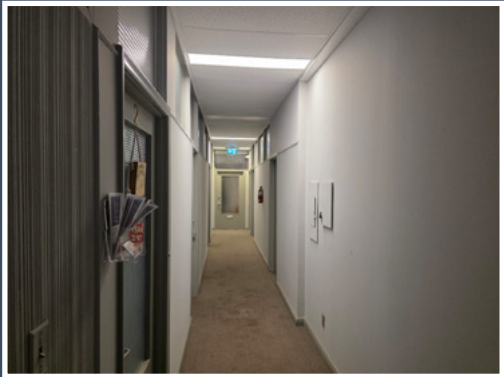
NOTE: All unit and building measurements are rounded approximations and not exact. Tenancy information is current as of October 2025.



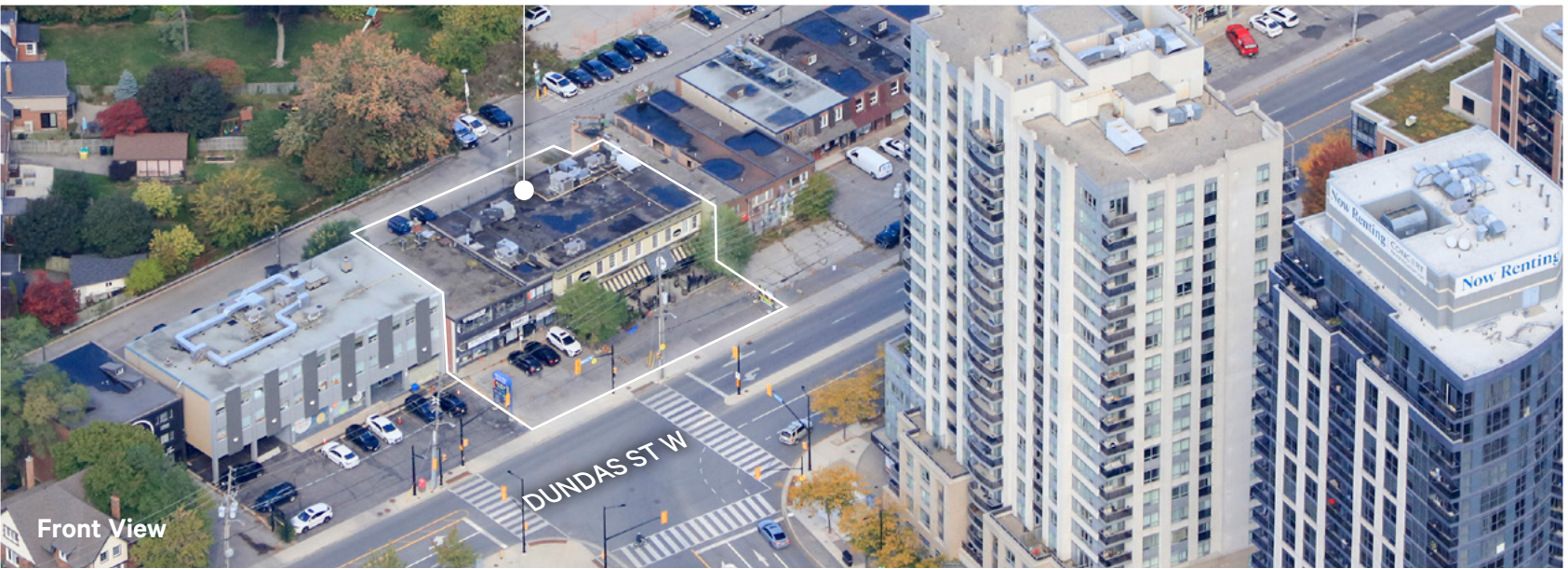
5140 – 5146
DUNDAS STREET WEST

INTERIOR & EXTERIOR PROPERTY IMAGES

LAND
SPECIALISTS



Additional Access & Parking at Rear



Front View



Rear View

LOCATION OVERVIEW

RESTAURANTS

- 1

Thairoomgrand Etobicoke
- 2

Starbucks
- 3

Wendy's
- 4

Chatime
- 5

Domino's Pizza
- 6

Tim Horton's
- 7

Sushi2GO
- 8

Souvilaki Hut
- 9

Dairy Queen
- 10

Burger King
- 11

Swiss Chalet
- 12

Pizza Pizza
- 13

A&W
- 14

Tim Horton's
- 15

Freshii
- 16

Starbucks
- 17

Souvilaki Hut Greek Taverna
- 18

La Veranda Osteria

RETAIL & SERVICES

- 1

M&M Food Market
- 2

Shell
- 3

Esso
- 4

Cloverdale Mall
- 5

Metro
- 6

Food Basics
- 7

Sobeys
- 8

Shoppers Drug Mart
- 9

No Frills
- 10

Healthy Planet

PARKS & RECREATION

- 1

F45 Training
- 2

Anytime Fitness
- 3

Michael Power Park
- 4

Kenway Park
- 5

Tom Riley Park
- 6

Hampshire Heights Park

DRIVE TIMES

Kipling GO & TTC Stations	4 min, 700 m
Highway 427	8 min, 3 km
Gardner Expressway	11 min, 3.6 km
Downtown Toronto	26 min, 15.5 km



5140-5146 Dundas Street W is located within a rapidly developing node. In addition to having great exposure along Dundas Street W, within a 1km radius there are currently 5 new developments consisting of 1,644 units which will bring an influx of consumers / pedestrian foot traffic to the area

DEMOGRAPHICS, WITHIN 3KM FROM 5140-5146 DUNDAS

	2025 EST.	2030 PROJ.	2035 PROJ.
 TOTAL POPULATION	107,715	111,227	124,813
 TOTAL HOUSEHOLDS	42,030	43,373	48,789
 AVG. HOUSEHOLD INCOME	\$199,786	\$231,500	\$268,310



RETAIL

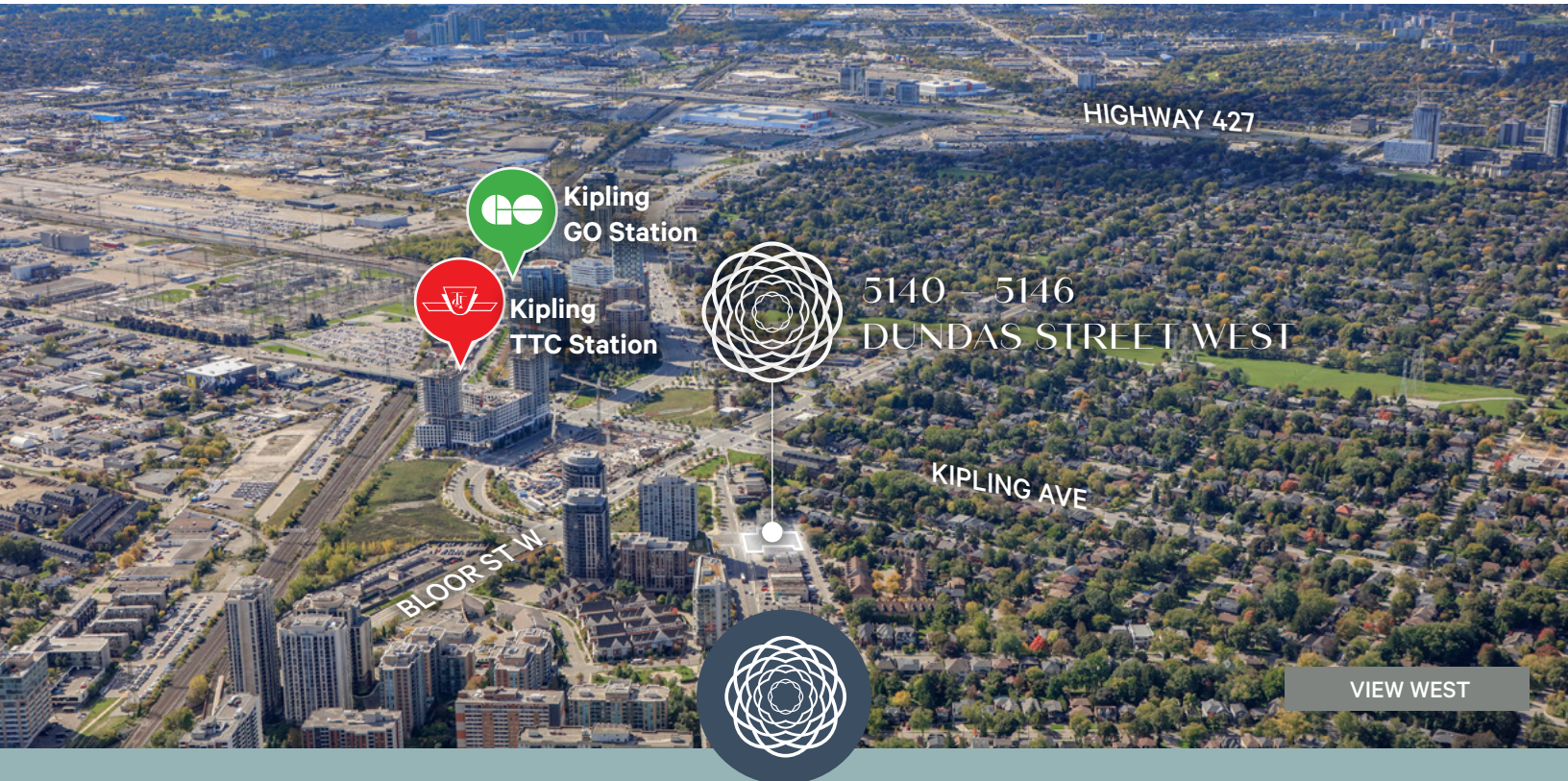


RESTAURANTS



TRANSIT

ASKING PRICE: \$6,900,000



DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. The due diligence documents that have been made available are listed below. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below:

- Engineering Reports
- Existing Floor Plans
- Landlord Insurance
- Leases & Rent Roll
- Surveys
- Taxes

OFFERING PROCESS

Offers are to be submitted electronically to Ian Hunt at: ian.hunt@cbre.com

Offers will be reviewed upon receipt

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