

5308 & 5310 Dundas St W, Toronto



Full Legal Description: LT 26, PL 2154 ; PT DUNDAS BLVD, PL 2154 , CLOSED BY EB70905, AS IN EB472030 ; ETOBICOKE , CITY OF TORONTO

Gross Income:

Thai Cuisine Restaurant: Monthly rent = **\$7,992.50**

Annual rent = **\$95,910**

Kebab Restaurant: Monthly rent = **\$18,141**

Annual rent = **\$217,692**

Total Gross Income: **\$313,602**



Taxes/Year:

Property taxes for 2025 amounted to **\$43,134.**

Lease Term for Both Tenants:

The current lease term for both restaurants ends on November 30, 2028, with an option to extend.

N.O.I. (Net Operating Income):

Total N.O.I.: **\$218,400** (This reflects the net amount retained by the property owner.)

Method Used to Calculate N.O.I. :

$(\text{NOI}/\text{Price}) \times 100$



Exact Square Footage of Each Unit:


Thai Restaurant: **Approximately 1,650 sq ft**

Kebab Restaurant: **Approximately 3,000 sq ft**

Additional Information:

This property operates under a Triple Net Lease structure, meaning tenants are responsible for property taxes, insurance, and maintenance costs, in addition to rent. We are also able to provide verified documentation, such as lease agreements and rent deposits, to substantiate all financial figures mentioned above upon request.

*All information has been provided by the Seller. Buyers are advised to verify.



Sam Khangura - 647-282-0711, samkhangura@royallepage.ca
Dinesh Jindal - 647-834-4573, realtor.dineshjindal@gmail.com