

EXCEPTIONAL OWNER OCCUPIER OR INVESTOR OPPORTUNITY



Colliers

2926 DUNDAS STREET WEST

TORONTO, ON



2926 DUNDAS ST. W., TORONTO

On behalf of our client, KAR MANAGEMENT INC., (the "Vendor"), Colliers International Inc. (the "Advisor"), is pleased to present for sale a 100% freehold interest in *2926 Dundas Street West, Toronto, Ontario (the "Property")*.

This exceptional offering comprises a recently constructed boutique two-storey office building located in Toronto's Junction neighbourhood. With 10,200 sq. ft. of open concept grade area and 4,256 sq. ft. of functional basement space for a total of 14,456 sq. ft.

Built in 2015, the Property offers a rare opportunity to acquire a modern office building in Toronto's trendy Junction neighbourhood.

The Property features abundant natural light, a spacious lobby, a passenger elevator, along with 10 parking spaces accessible via a rear laneway. The Property will be sold vacant allowing an owner-occupier to take immediate possession.



Investment Highlights

TRANSIT-ORIENTED, SUPERIOR LOCATION

2926 Dundas Street West benefits from a prime transit-oriented location with seamless access to multiple transportation options. Positioned at the corner of Keele and Dundas, the Property is served by numerous TTC bus routes. Including the 40 Junction, 41 Keele, 89 Weston, and 30 Lambton providing direct connections to Keele Station (Line 2), Bloor GO Station, and the UP Express, offering rapid service to Union Station and Pearson Airport. With an impressive Walk Score of 94 and a strong Transit Score of 79, the Property offers excellent mobility for employees, clients, and visitors alike.

Located in Toronto's highly desirable Junction neighbourhood, the area has evolved into a vibrant mixed-use district characterized by its thriving culinary scene, independent retail, and creative energy. Once a historic railway and manufacturing hub, the Junction is now recognized globally—as noted by Time Out and The New York Times—as one of Toronto's top emerging urban destinations, making it a compelling choice for long-term real estate investment.

HIGH-QUALITY BUILDING WITH BRANDING OPPORTUNITIES

Built in 2015, the Property showcases an exceptional blend of timeless architectural character and modern design, delivering a premium office environment that stands out in today's market. Featuring high-end contemporary finishes, an expansive open concept layout, and abundant natural light enhanced by two skylights, the building offers a bright and inviting workspace ideal for today's professional users. Designed with both functionality and efficiency in mind, the building includes a large hydraulic passenger elevator with a 1,400 lbs. capacity and is constructed to modern energy-efficient standards. Generous rear laneway parking enhances convenience and accessibility. With outstanding street presence and prominent exposure along Dundas Street West, the Property offers a compelling opportunity for owner occupiers to maximize branding and visibility in one of Toronto's most vibrant commercial nodes.

FLEXIBLE OWNER-OCCUPIER OPPORTUNITY WITH INCOME POTENTIAL

The Property presents a unique opportunity for an owner-occupier to tailor the existing building configuration to accommodate multiple tenancies, creating the potential for third-party rental income. With flexible interior layouts and zoning that supports a broad mix of uses, including office, retail, and possible residential, the asset is well-suited for both users and private investors. Whether occupying a single floor for your own operations or reconfiguring the space to suit various tenants, the Property offers versatility and strong upside in a high-demand urban location.



Property Overview

CIVIC ADDRESS	2926 Dundas Street West, Toronto	
LOCATION	Keele Street & Dundas Street West	
LEGAL DESCRIPTION	Part of Lots 75 and 76, Plan 603, West Toronto Junction, designated as Parts 1, 3, 4 & 5 on Plan 64R-14798	
BUILDING AREA	Basement Area	4,256 SF
	Ground Floor Area	5,260 SF
	Second Floor Area	4,940 SF
	Total	14,456 SF
SITE AREA	0.22 Acres	
PARKING	10 stalls	
CONSTRUCTION DATE	2015	
FRONTAGE	44 feet	
PIN	105180797	
ZONING	CR 2.5 (Commercial Residential)	



Zoning & Permitted Uses

Ambulance Depot
Art Gallery
Artist Studio
Automated Banking Machine
Community Centre
Courts of Law
Education Use
Financial Institution
Fire Hall
Library
Massage Therapy
Medical Office
Museum
Office
Park
Passenger Terminal
Performing Arts Studio
Personal Service Shop
Pet Services
Police Station
Post-Secondary School
Production Studio
Religious Education Use
Software Development and Processing
Veterinary Hospital
Wellness Centre [By-law: 1198-2019]
Dwelling Unit in a permitted building type in Clause
40.10.20.40
Hospice Care Home
Municipal Shelter
Nursing Home
Religious Residence
Residential Care Home
Respite Care Facility
Retirement Home
Student Residence

Permitted Uses with Conditions:

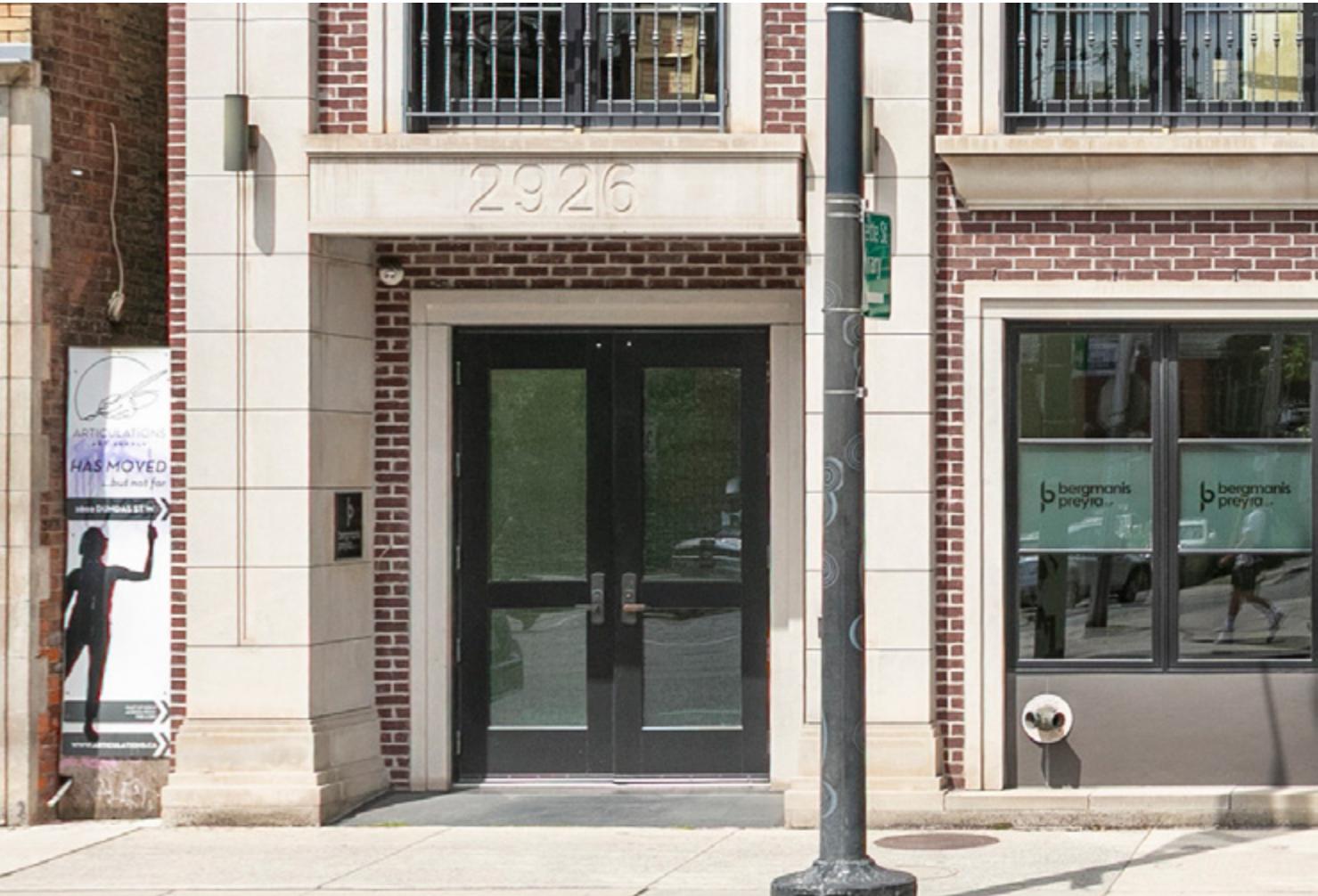
Amusement Arcade
Cabare
Club
Cogeneration Energy
Custom Workshop
Day Nursery
Drive Through Facility
Eating Establishment
Entertainment Place of Assembly
Funeral Home
Hotel
Laboratory
Nightclub
Outdoor Patio
Outdoor Sales or Display
Place of Assembly
Place of Worship
Private School
Public Parking
Public School
Public Utility
Recreation Use
Renewable Energy
Retail Service
Retail Store
Service Shop
Sports Place of Assembly
Take-out Eating Establishment
Transportation Use
Vehicle Dealership
Vehicle Fuel Station
Vehicle Service Shop
Vehicle Washing Establishment



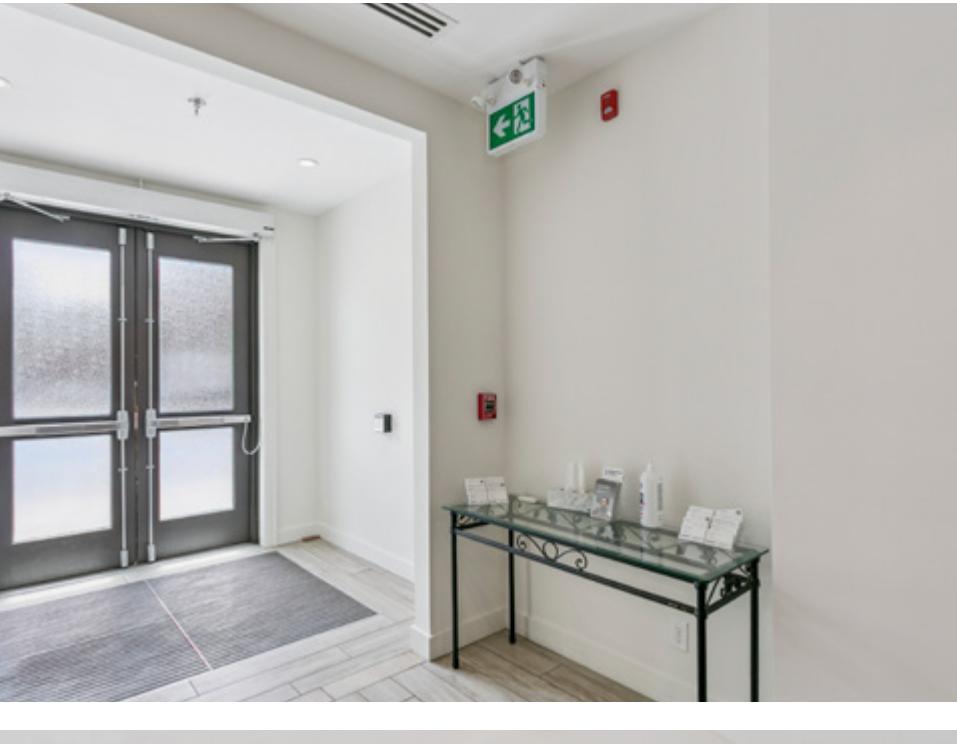
2926

DUNDAS ST. W.

GALLERY



BACK TO PROPERTY





2926
DUNDAS ST. W.
GALLERY



PROPERTY

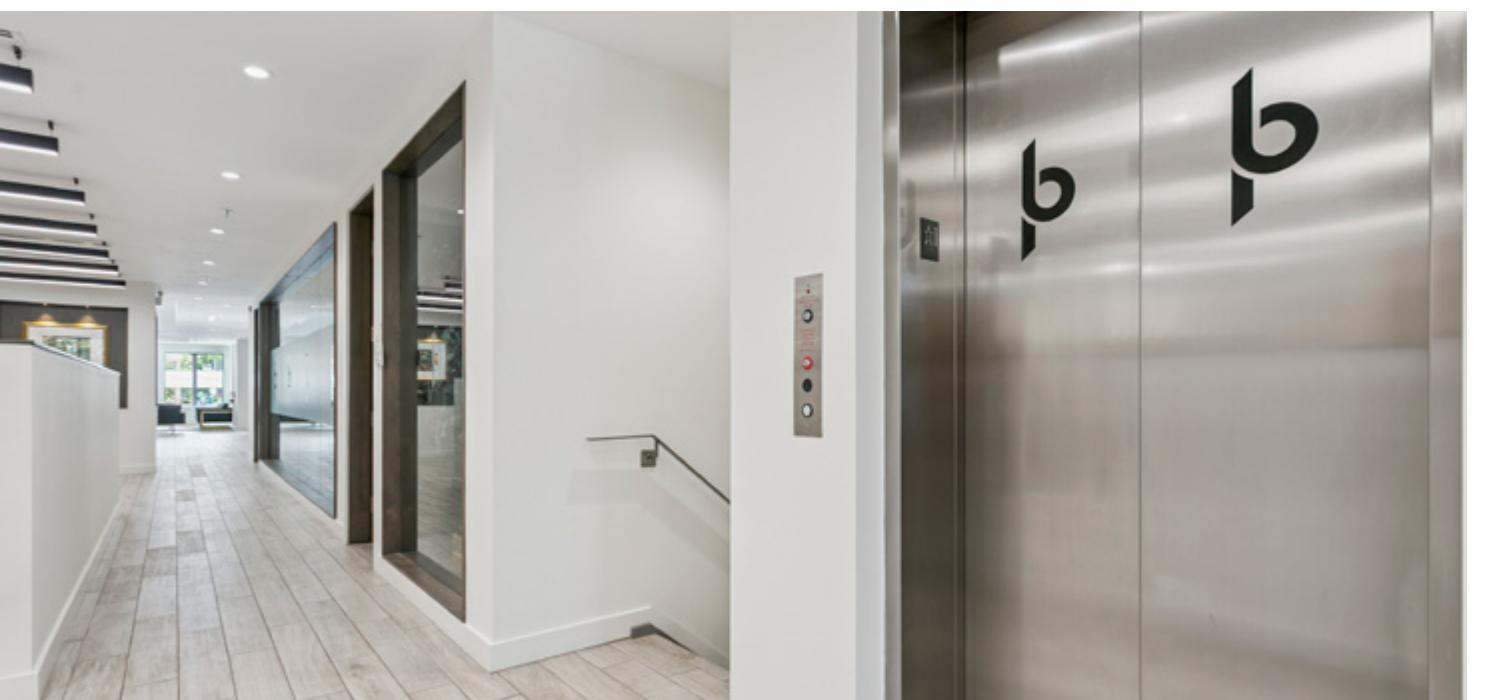
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DUNDAS ST. W.

GALLERY



BACK TO PROPERTY



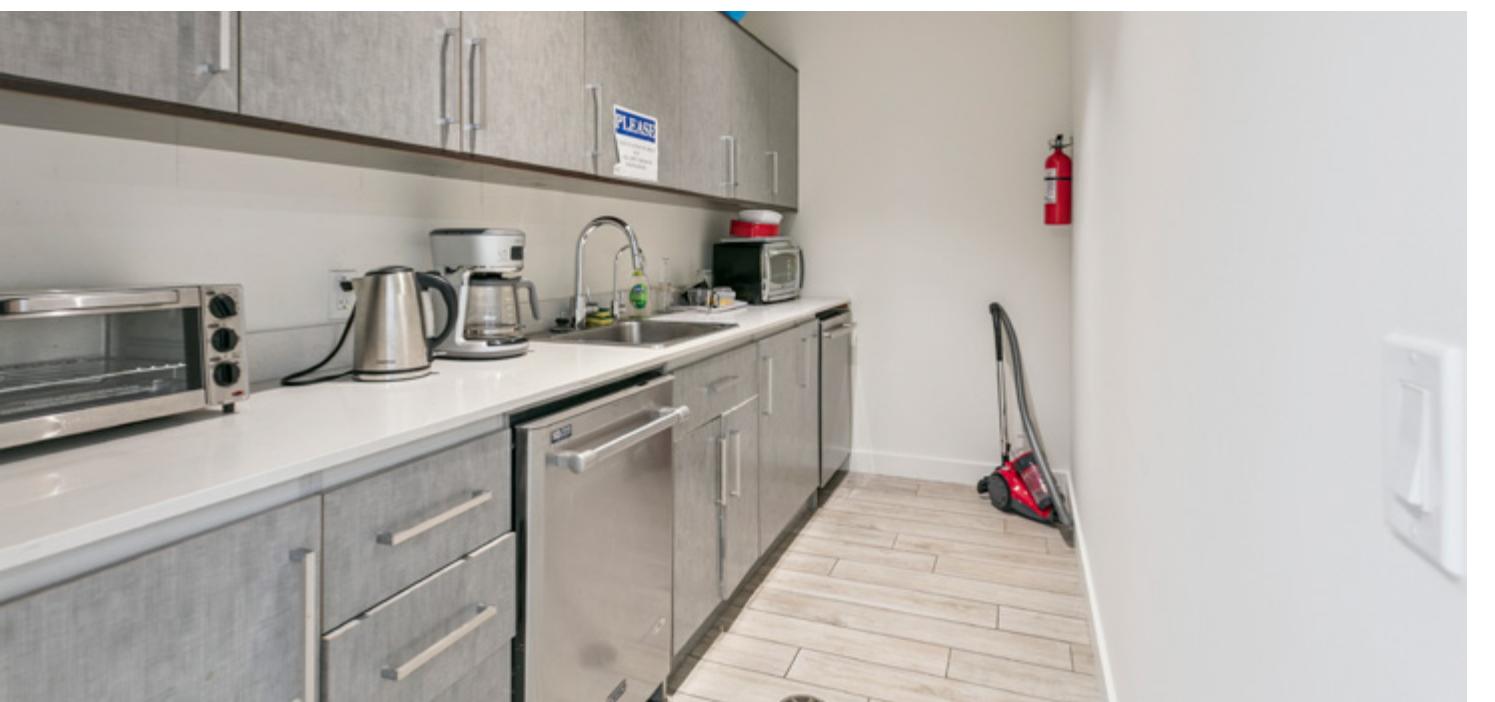
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2926

DUNDAS ST. W.

GALLERY



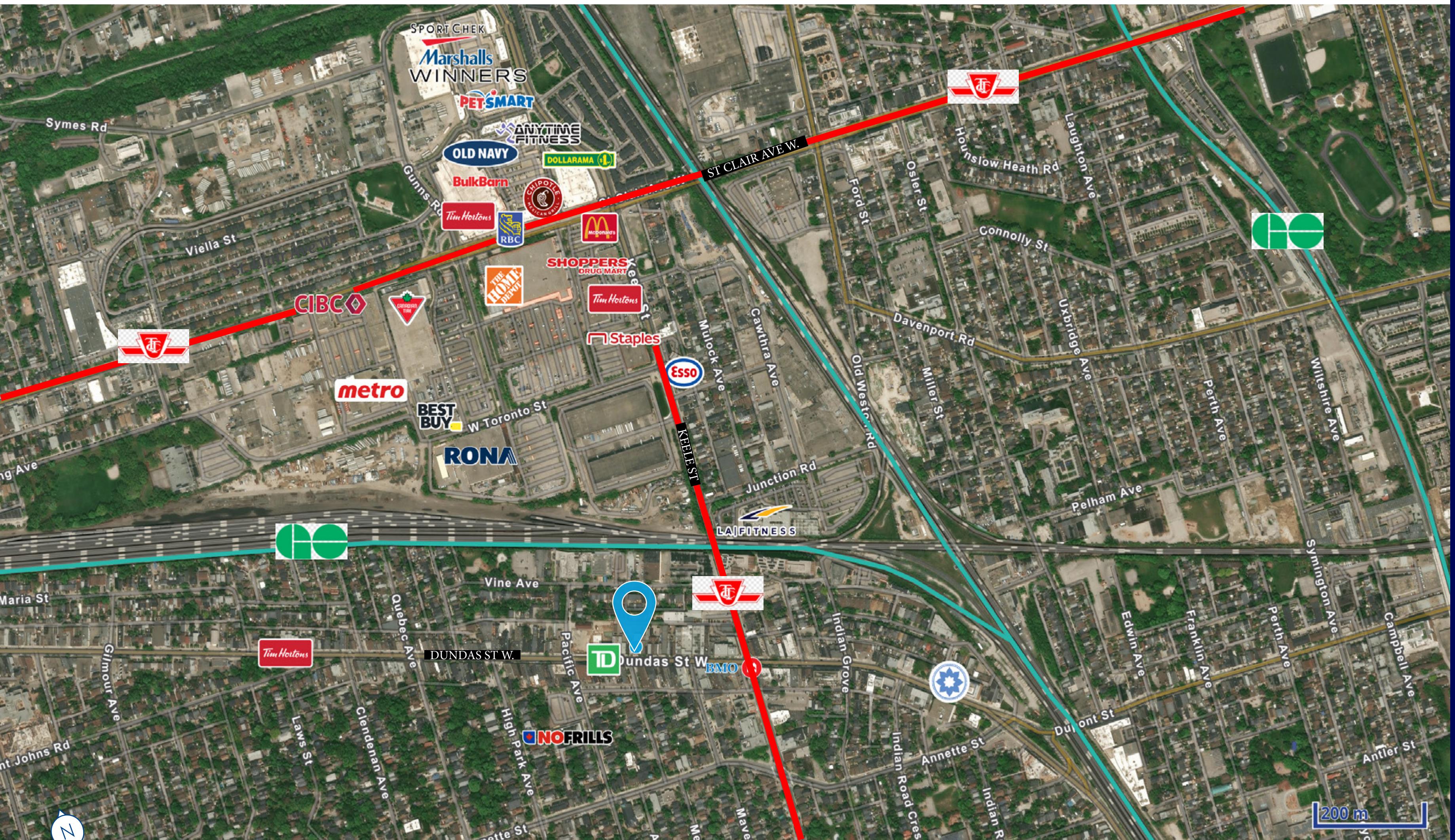
BACK TO PROPERTY



PROPERTY



Location Map



UNMATCHED RETAIL AND LIFESTYLE AMENITIES AT YOUR DOORSTEP!

Located in the heart of Toronto's dynamic Junction neighbourhood, the Property is surrounded by a wide array of retail and lifestyle amenities. The area offers an eclectic mix of contemporary restaurants, craft breweries, boutique retailers, grocery stores, LCBO, fitness centres, self-storage facilities, and big-box conveniences such as Walmart. Just minutes away, Stock Yards Village serves as a major retail hub for west Toronto, featuring a strong mix of national brands and independent local vendors. This abundance of amenities enhances day-to-day convenience for employees, tenants, and visitors, while contributing to the area's growing appeal as a live-work-play destination.



TERMS

Terms of Sale

Colliers International Inc. (the "Advisor") has been retained on an exclusive basis by KAR MANAGEMENT INC., (the "Vendor") to offer for sale a 100% freehold interest in **2926 Dundas Street West, Toronto, Ontario (the "Property")**. The Property is offered for sale at a price of **\$11,500,000** and is free and clear of financing. Notwithstanding, the Vendor is open to discussions with qualified buyers about the assumption of the existing property specific mortgage. Offers will be reviewed by The Vendor on an as-received basis. The Vendor's objective is to maximize sale proceeds and preference will be given to offers with limited conditionality. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering, which may be accessed via an online data room.





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*Sales Representative**Broker



collierscanada.com

FOR MORE INFO PLEASE CONTACT:

DOMINIC DELAPENHA*

Vice President
+1 416 643 3759
dominic.delapenha@colliers.com

KIM SELKE

Sales Representative
+1 647 798 6239
kim.selke@colliers.com

SUNNY HAYER

Sales Representative
+1 416 620 2818
sunny.hayer@colliers.com

NICHOLAS KENDREW**

Senior Vice President
+1 416 643 3438
nicholas.kendrew@colliers.com