

EXCEPTIONAL OWNER OCCUPIER OR INVESTOR OPPORTUNITY



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



CR 2.5 (c1.0; r2.0)  
SS2 (x2220)



# 2926

DUNDAS ST. W.  
GALLERY



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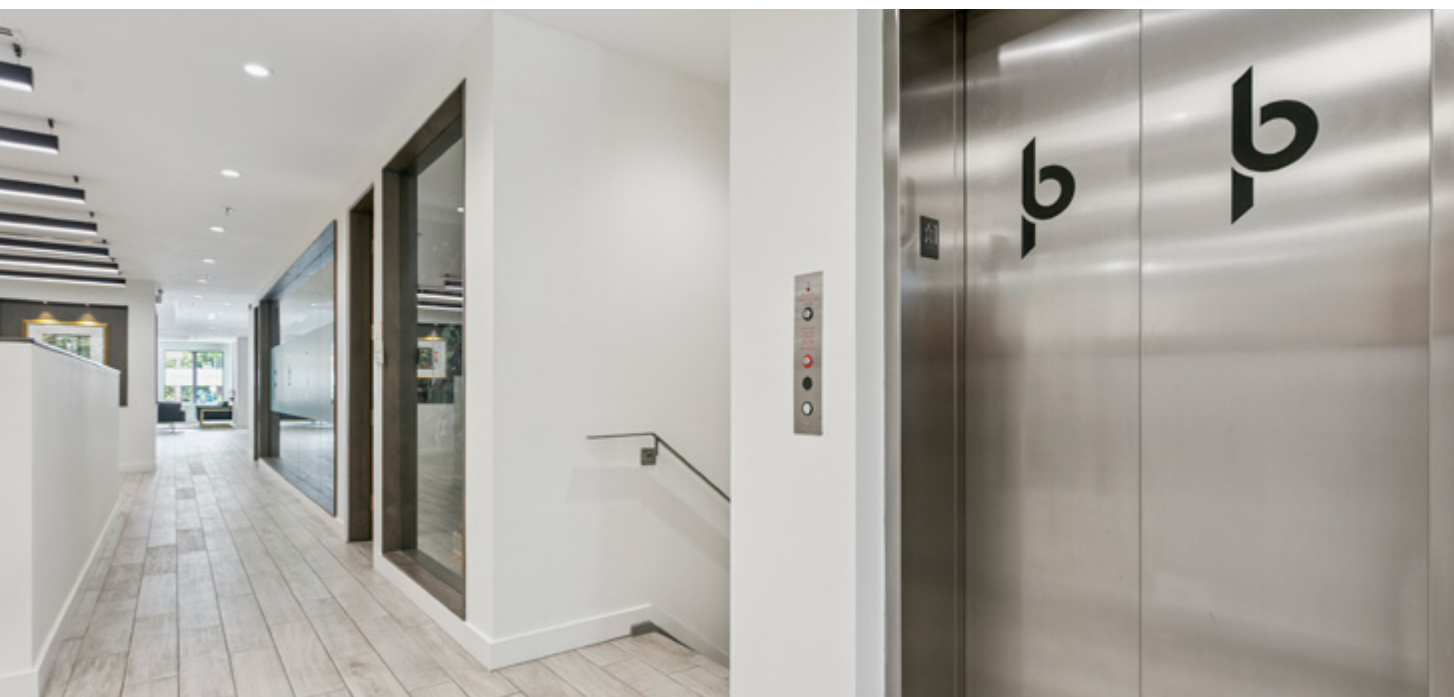
DUNDAS ST. W.  
GALLERY





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DUNDAS ST. W.  
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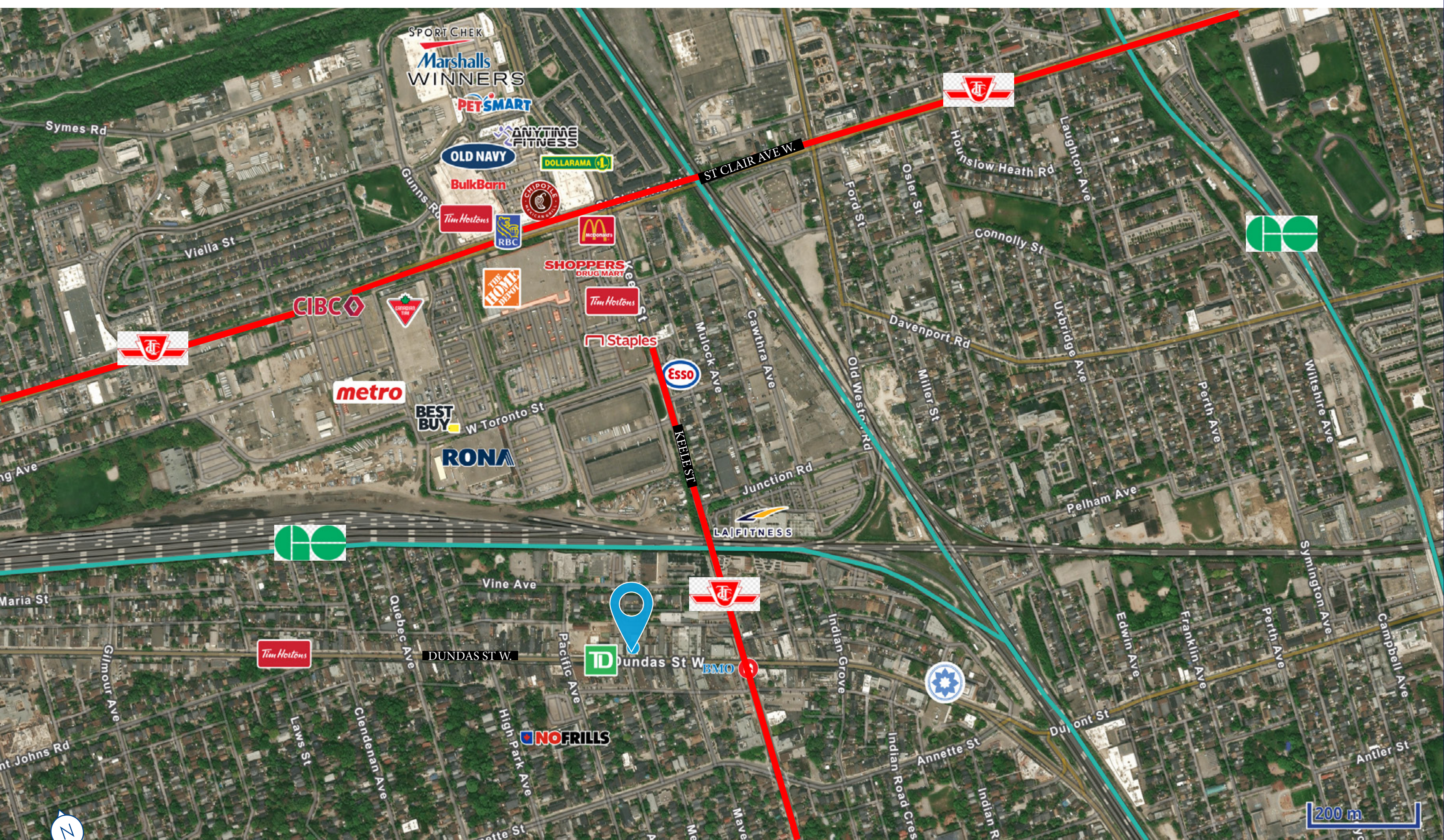


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# Location Map



## 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 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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