



2480 DUNDAS STREET WEST

TORONTO, ON M6P 1W9

OFFERED AT **\$5,985,000**
NET INCOME OF **\$368,120**
CAP RATE OF **6.15%**

2480 DUNDAS STREET WEST, TORONTO

A RARE OPPORTUNITY TO OWN THIS TORONTO INVESTMENT

PRIME LOCATION

HIGH DEMAND

DEVELOPMENT OPPORTUNITY

14 Live/Work Unit Investment Property in High Park North. 2480 Dundas Street West is a substantially renovated income-generating property featuring 14 unique live/work hard loft studios plus rooftop signage income.

Renovated throughout with strong character, the building includes exposed brick, large wood beams, approximately 12-foot ceilings, triple-glazed windows, wood flooring, a high-efficiency furnace, separate hydro meters, and individual hot water tanks. Most units include en-suite laundry.



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REALTY

LOCATION



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



2480 DUNDAS STREET WEST, TORONTO

DEVELOPMENT POTENTIAL

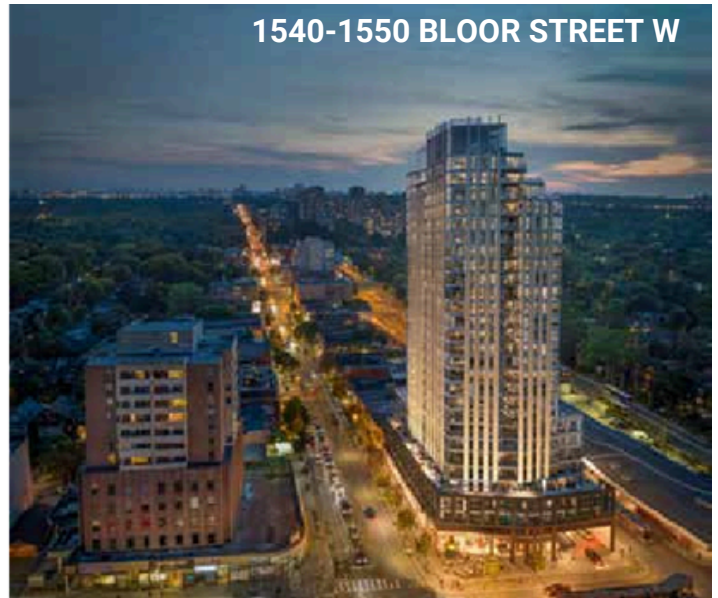
Ideally located less than 1 kilometer from the new Bloor/Dundas Choice Properties Development which consists of a new centralized park, new and diverse housing mix, new retail opportunities, integrated pedestrian connections, open spaces and public realm.



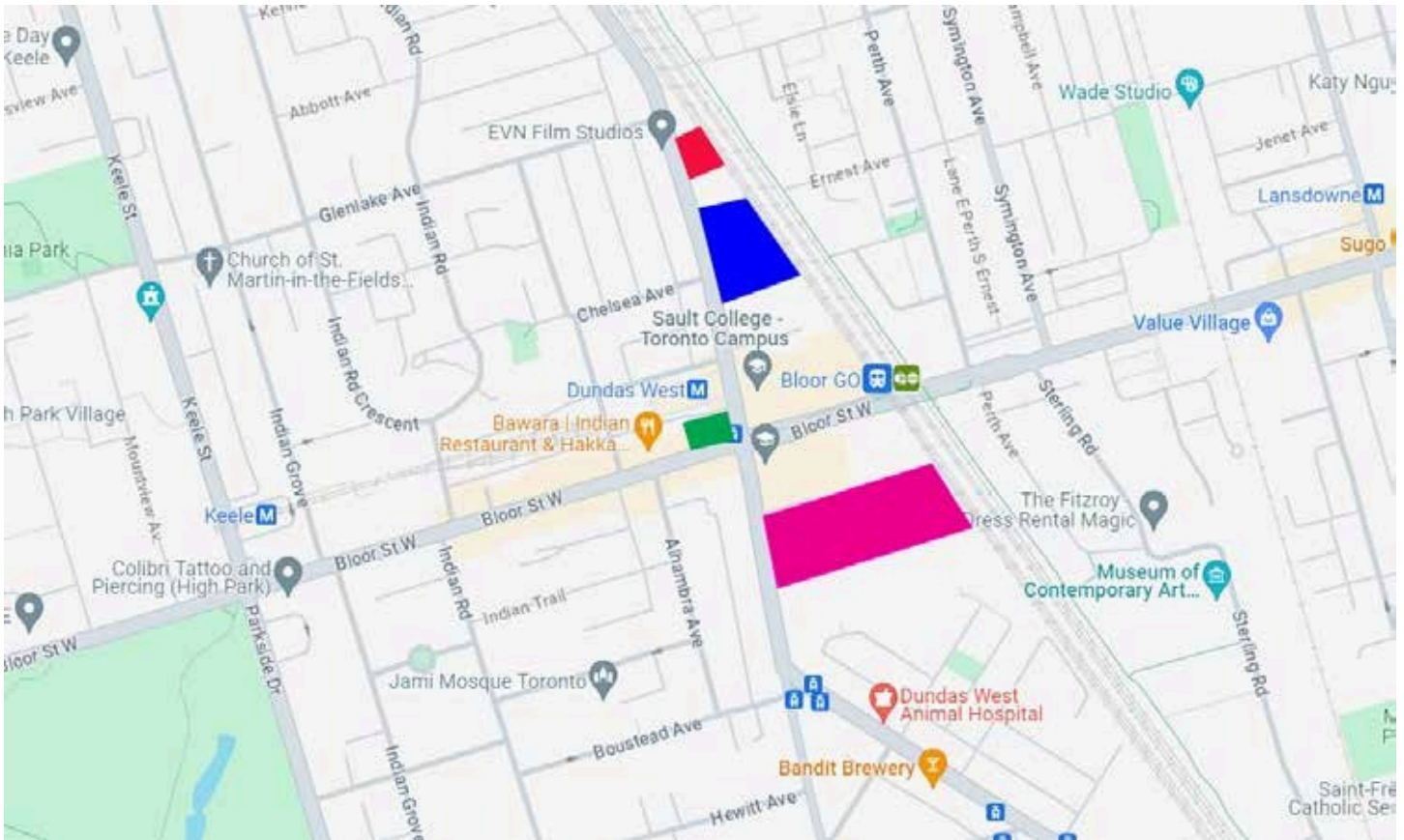
DEVELOPMENT POTENTIAL

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

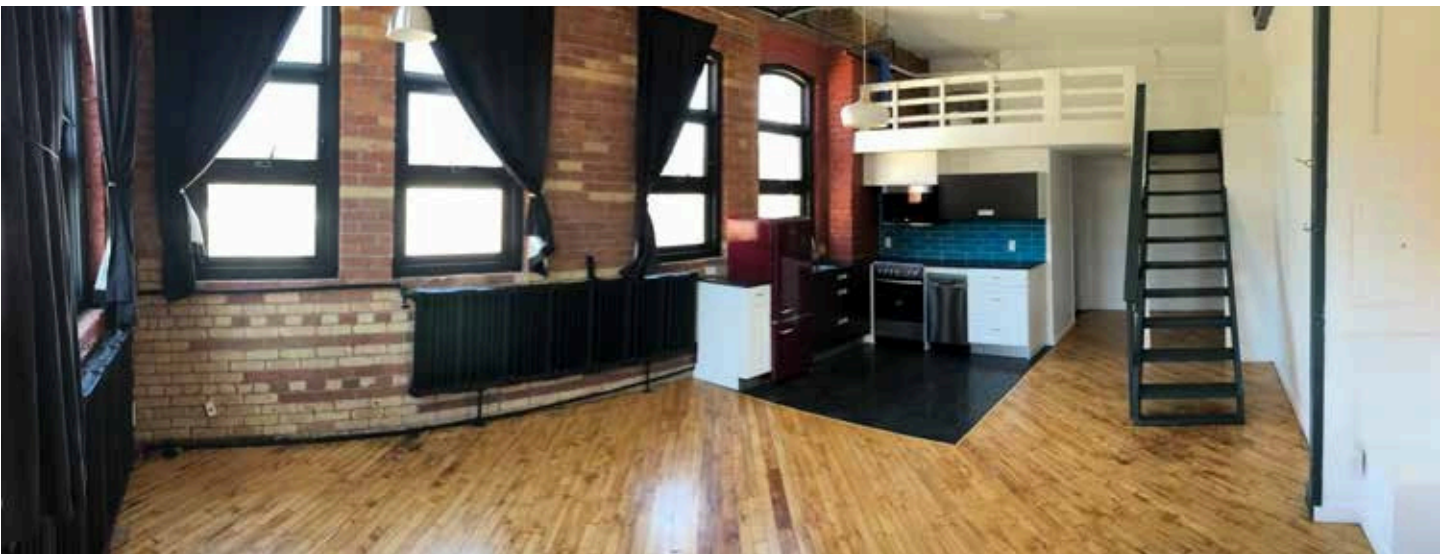


LEGEND

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

PROPERTY PROFILE

Renovated throughout with strong character, the building includes exposed brick, large wood beams, 12-foot ceilings, triple-glazed windows, wood flooring, a high-efficiency furnace, separate hydro meters, and individual hot water tanks. Most units include en-suite laundry.



PROPERTY PROFILE



PROPERTY PROFILE



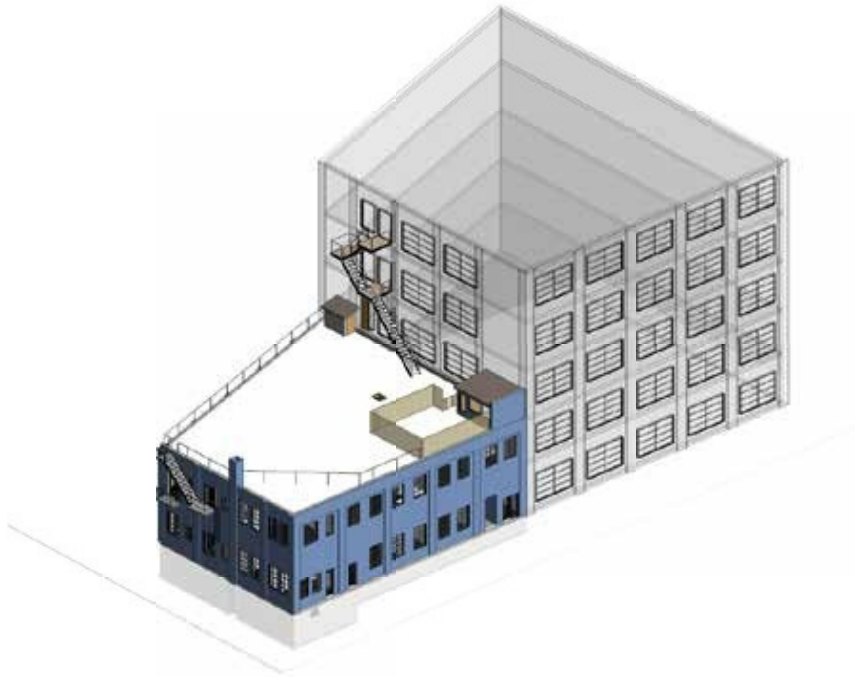
2480 DUNDAS STREET WEST, TORONTO

PROPERTY PROFILE

TOTAL SF: 11,937
HEATING: Forced Air, Water Radiators
LOT SIZE: 82.42' x 80.00'
ZONING: IC D2 N2



PROPERTY PROFILE



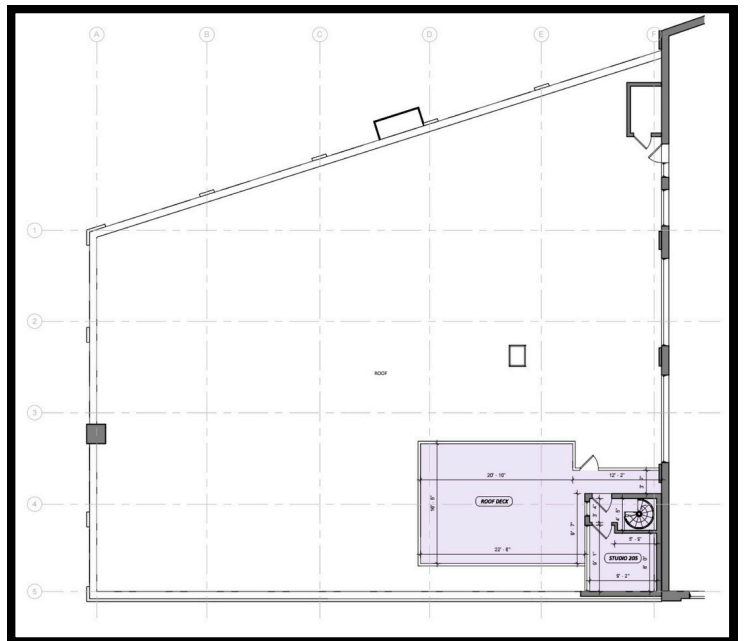
EXISTING

EXISTING AXO
2480 DUNDAS STREET W.

SOLARES
ARCHITECTURE

LEVEL 0

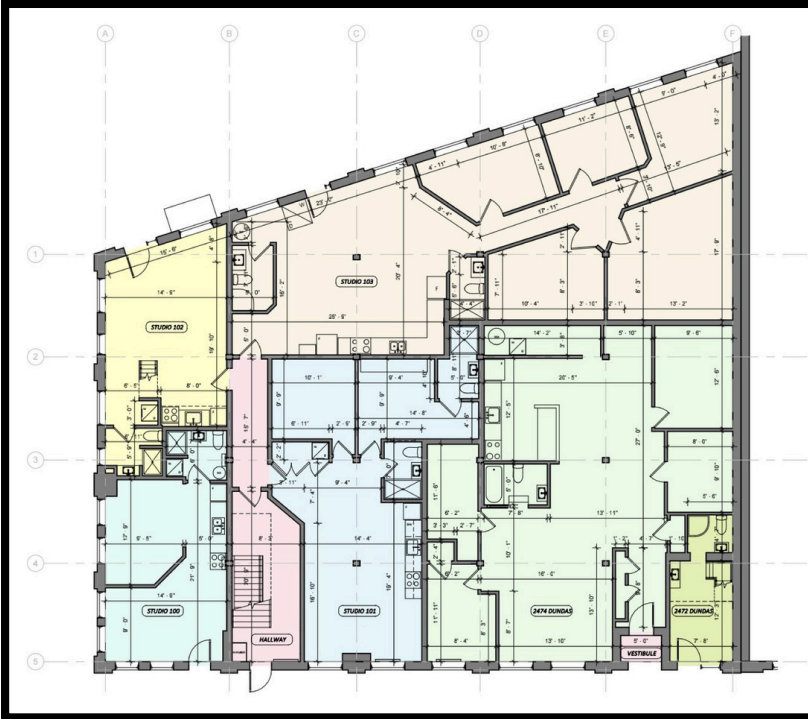
ROOF



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REALTY

PROPERTY PROFILE

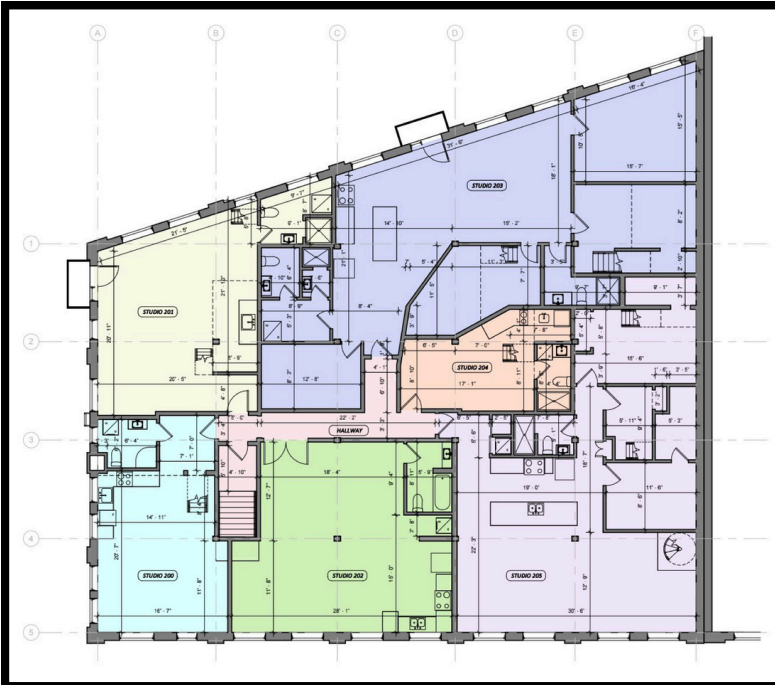
LEVEL 1



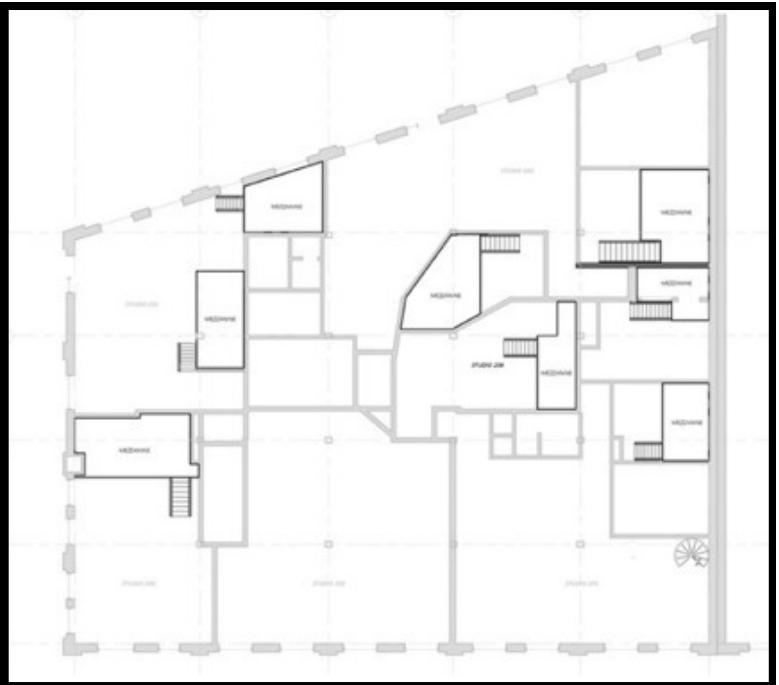
LEVEL 1 MEZZANINE



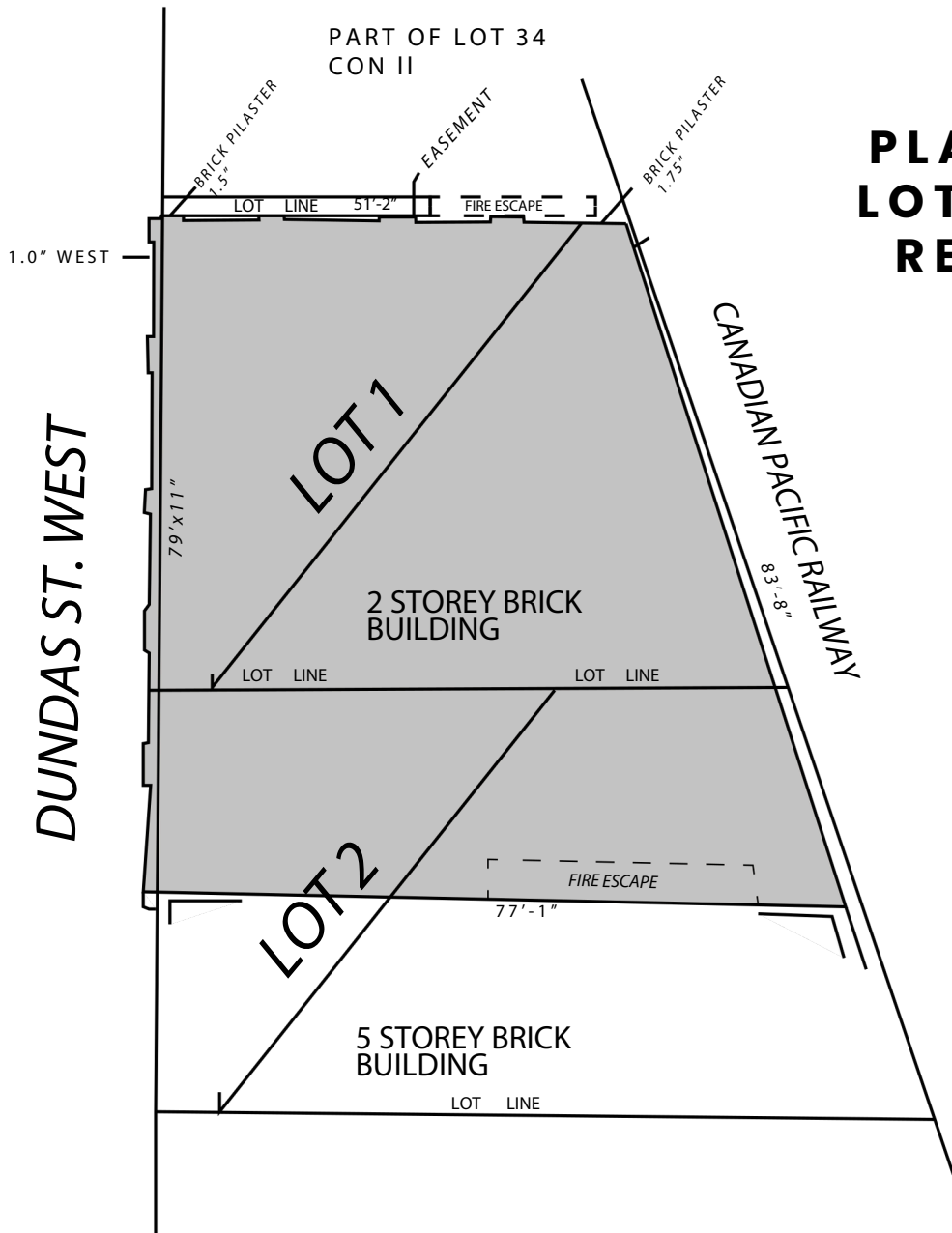
LEVEL 2



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

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	\$2,843.49	Studio	721 SF	MTM	Apr. 01, 2027	Yes	Yes
102	\$1,996.14	Studio	532 SF	MTM	Jun. 01, 2026	Yes	Yes
103	\$4,200.00	Studio	1,845 SF	Mar. 31, 2027	Apr. 01, 2027	Yes	Yes
2472	\$1,346.11	Studio	196 SF	MTM	Jun. 15, 2026	Access	Yes
2474	\$4,485.00	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	\$1,822.49	Studio	418 SF	MTM	Jan. 15, 2027	Yes	Yes
205	\$3,588.38	Studio	1,305 SF	MTM	Mar. 01, 2027	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

TOTAL	\$37,259	TOTAL SIZE	10,756 SF
TOTAL YEARLY	\$447,113	TOTAL COMMON AREA	569 SF
		TOTAL BUILDING	11,937 SF



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

FINANCIAL REPORT

12-Month Expenses from JAN to DEC 2025		
City of Toronto Taxes 2025	\$17,356	
Enbridge Gas	\$5,704.02	
Electricity	\$3,593.39	
Fire Alarm	\$949.20	
Water/Sewage/Garbage	\$9,200.21	
Internet/Security	\$949.20	
Superintendent	\$1,200.00	
Management	\$15,648.94	3.5%
Maintenance	\$8,400.00	
Property Insurance	\$7,053.48	
Vacancy	\$8,942.25	2.0%
Total Yearly	\$78,996.96	
Total Monthly	\$6,583.08	

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.

2480 DUNDAS STREET WEST, TORONTO



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Let's Connect!