

2480 Dundas St W, Toronto

PC FOR SALE **\$6,185,000** ↓ For Sale

Toronto W02, High Park North, Toronto, Ontario M6P 1W9

TAXES \$17,356 (2025) Annual

EXP REALTY

W12741984

Investment TYPE	11937 Sq Ft TOTAL AREA	Apts-13 To 20 Units USE	Apartment CATEGORY	76 DOM
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CLIENT REMARKS

Live Where the City Meets the Park - Urban Loft Investment Opportunity in High Park North. Step into timeless charm and urban convenience at 2480 Dundas Street West, a beautifully situated 14 hard loft-style studios in one of Toronto's most coveted west-end neighborhoods. Each unit features exposed brick, 12-foot ceilings, triple-glazed windows, wood flooring, and most include in-suite laundry, separate hydro meters, and hot water tanks. Located just steps from the lush trails of High Park and moments from the vibrant energy of Bloor West Village, this property offers the perfect blend of nature, transit, and community. Steps to GO Transit, UP Express, Dundas West Subway, and High Park, this property offers unbeatable walkability and connectivity. With excellent upside potential for condo conversion or future development, this is a rare opportunity for investors and developers alike. Lifestyle Perks: - Morning jogs in High Park, weekend brunch at local cafes, and a 10-minute subway ride to downtown. - Walk Score of 92 and Transit Score of 95, ditch the car and embrace the city. - A tight-knit, welcoming community with year-round events and green spaces. Why This Home? Whether you're a young family seeking great schools and parks, a professional craving a peaceful retreat with city access, or a downsizer looking for charm and walkability, this home delivers.

LISTING INFORMATION

PIN#	213280495	POSSESSION	TBD
TAXES	\$17,356 (2025) Annual	REMARKS	
TAX YEAR	2025	POSSESSION DATE	01/30/2026
LEGAL DESCRIPTION	LT 1 PL 776 CITY WEST; PT LT 2 PL 776 CITY WEST AS IN CA742275; CITY OF TORONTO	ASSESSMENT	/ 2025
STATUS	Available	PROPERTY MGMT CO	Vision Real Estate Management Services Inc.
		SELLER PROPERTY INFO STATEMENT	No

PROPERTY INFORMATION

LOT SIZE	82.42 x 80 Feet	WASHROOMS	0
LOT SIZE SOURCE	MPAC	GARAGE TYPE	None
LOT CODE	Lot	HEATING TYPE	Gas Hot Water
DIR/CROSS ST	DUNDAS AND GLENLAKE	WATER	Municipal
DIRECTIONS	JUST NORTH OF BLOOR STREET WEST	UTILITIES	Y
A/C	Y	AREA INFLUENCES	Public Transit, Rec Centre
ZONING	IC, D2 N2	PROPERTY TYPE	Investment
PHYS HDCAP-EQUIP	No		
HST APPLICABLE TO	In Addition To		
SALE PRICE			
FREESTANDING	Yes		
AREA	Toronto		
MUNICIPALITY	Toronto W02		
COMMUNITY	High Park North		

FEATURES

Sprinklers

SECURITY FEATURES

Yes

INCLUSIONS

14 Fridges, 13 Stoves/Tops, 11 Washers and Dryers, 11 Hot Water Tanks, and 10 Air Conditioning

LISTING CONTRACTED WITH

EXP REALTY
866-530-7737

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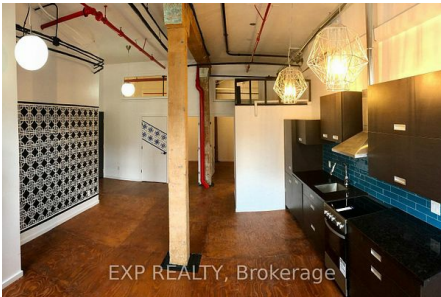
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EXP REALTY, Brokerage



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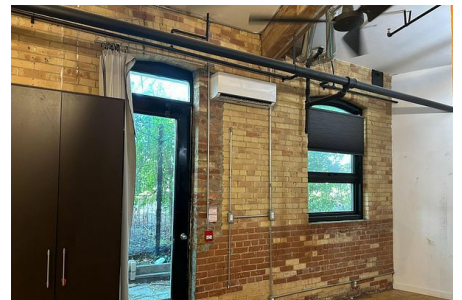
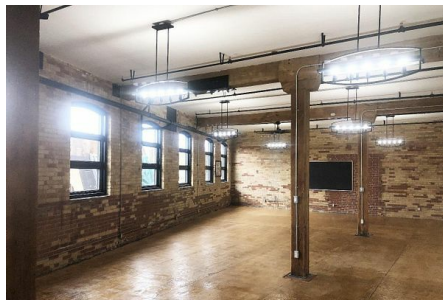
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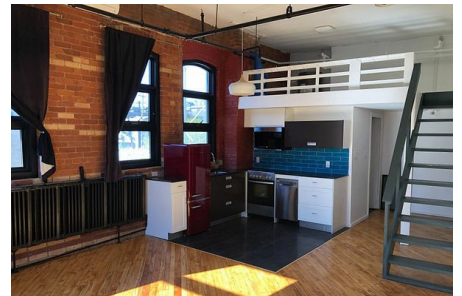
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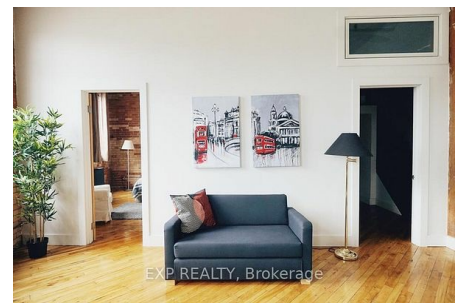
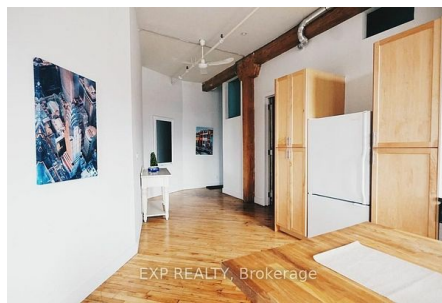


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