



TURNKEY OPPORTUNITY
AVAILABLE*

FOR LEASE

2219

Dundas Street West

TORONTO, ONTARIO



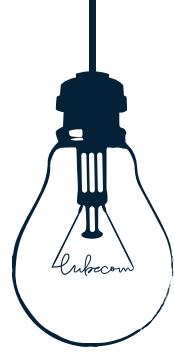
CUBECOM
FULL SERVICE REALTY

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BROKER OF RECORD

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Cubecom Commercial Realty Inc. Brokerage | www.cubecom.ca

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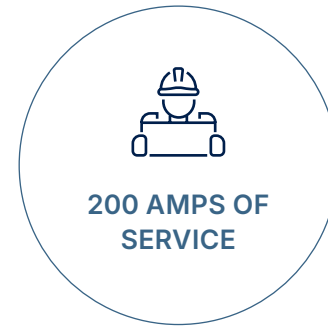
Dundas Street West

TORONTO, ONTARIO

Located in the vibrant Roncesvalles–Dundas Triangle, directly across from Starbucks and the Peace Garden, this highly visible commercial space offers an exceptional opportunity for retailers, service providers, or office users seeking a strong presence in one of Toronto's most dynamic west-end neighbourhoods.

The ground floor features approximately 2,000 sq. ft. of open, high-ceiling space, complemented by an additional 2,000 sq. ft. basement—ideal for storage, back-of-house operations, or expanded use. The building has been fully renovated with upgraded power, gas, and water service, providing flexibility for a wide range of commercial uses.

Surrounded by a growing mix of residential and commercial developments, the property benefits from consistent foot traffic and a built-in customer base. Excellent connectivity includes a 5-minute walk to the UP Express and just 3 minutes to the subway, offering convenient access for both customers and staff.



200 AMPS OF SERVICE



FULLY UPGRADED & EXPANDED BUILDING



INCLUDES ON-SITE PARKING SPACE

RENT PRICE: CONTACT AGENT

DETAILS

COMMERCIAL	2,000 - \$45 net + \$15 TMI (Est)
BELOW GRADE (8'2" CH)	2,000 sq ft - \$20 Gross
TOTAL SQ FT	4,000 sq ft

FULLY UPGRADED:

- Gas available
- High visibility
- High Traffic counts
- Walk by traffic due to Go Train/Subway/UP Express nearby
- High ceilings on main floor
- 8'2 ceiling heights in basement
- Landlord can turnkey (not incl. in rates)
- Great demographics / high income area

Ready For Commercial Occupancy!

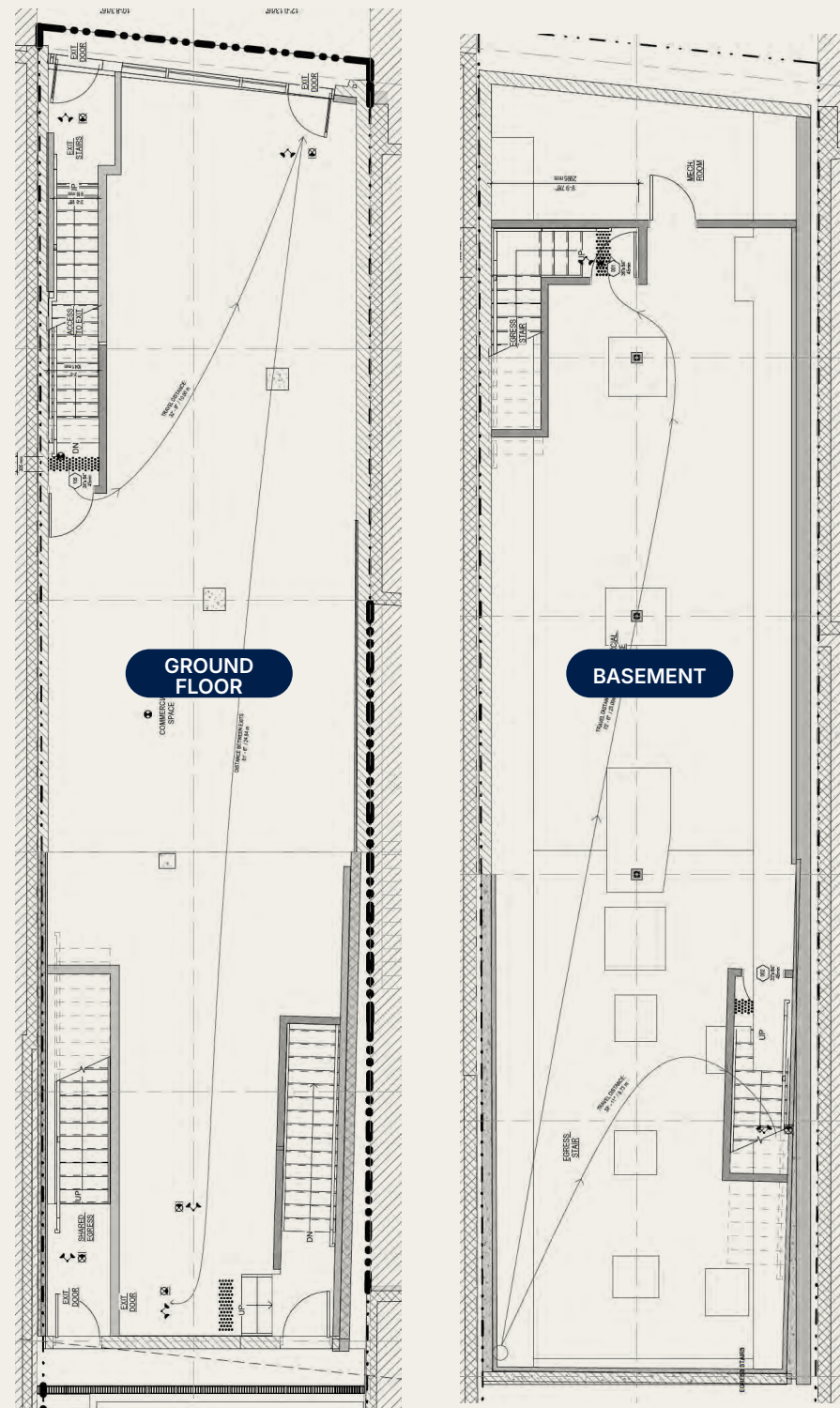
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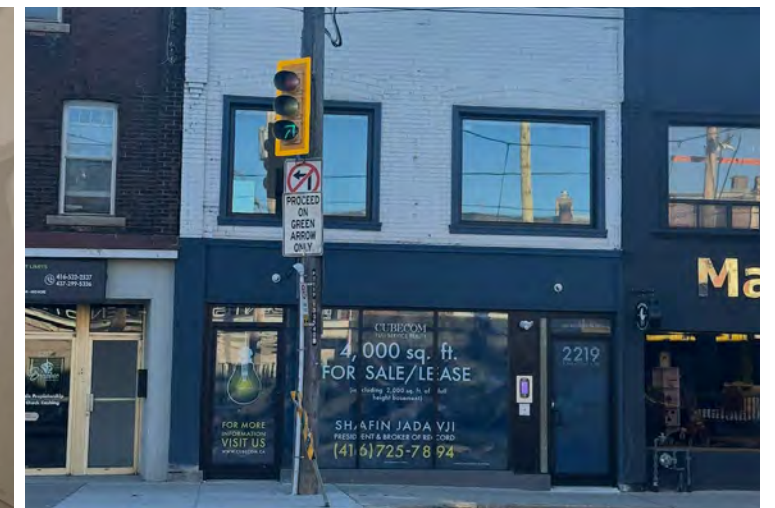
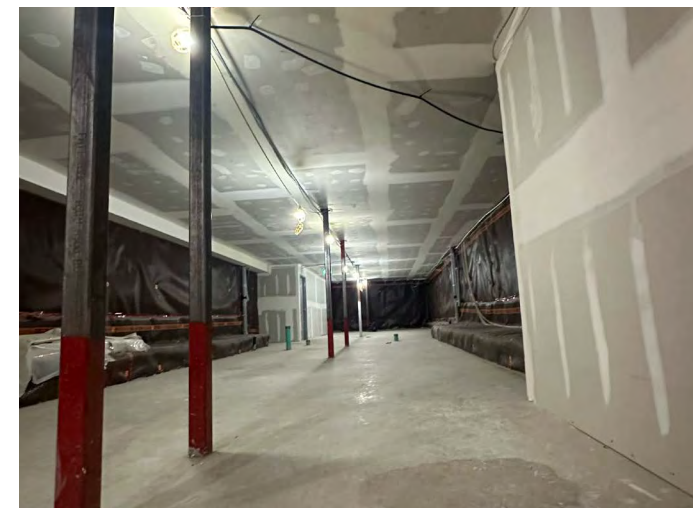
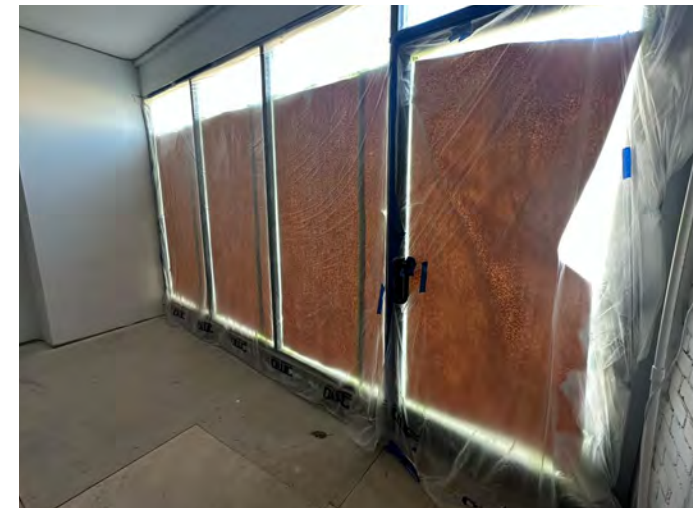
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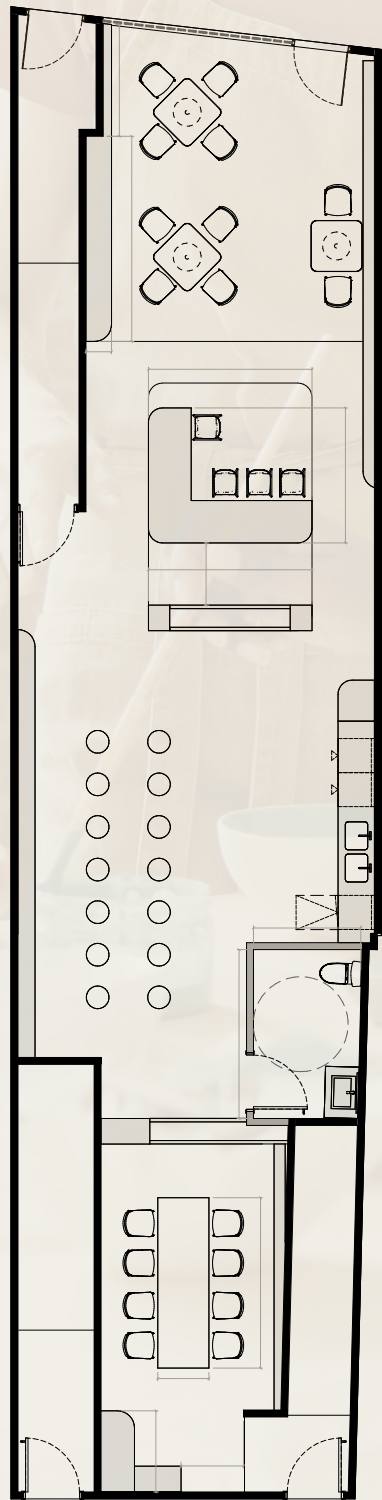
GROUND & BASEMENT FLOOR



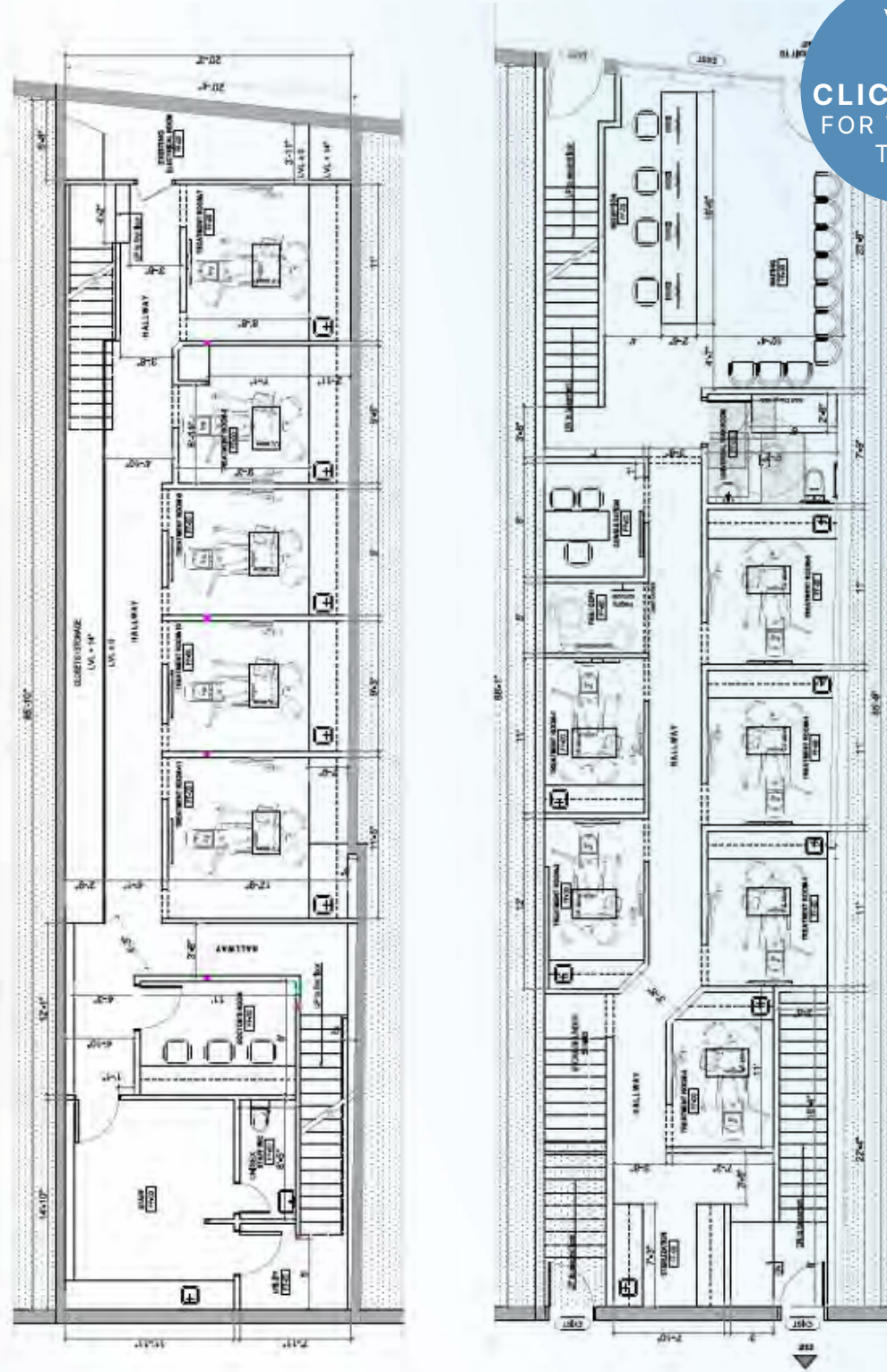
The property offers a highly adaptable ground and basement configuration, providing a variety of possibilities for retail, medical, service, or studio uses. The open layout allows future tenants to customize the space to suit operational needs while benefiting from direct street exposure and additional lower-level space for storage, workspace, or back-of-house functions.



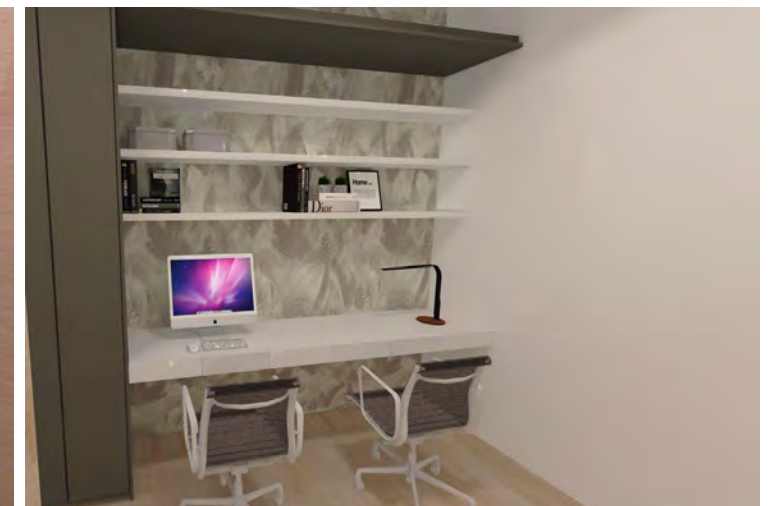
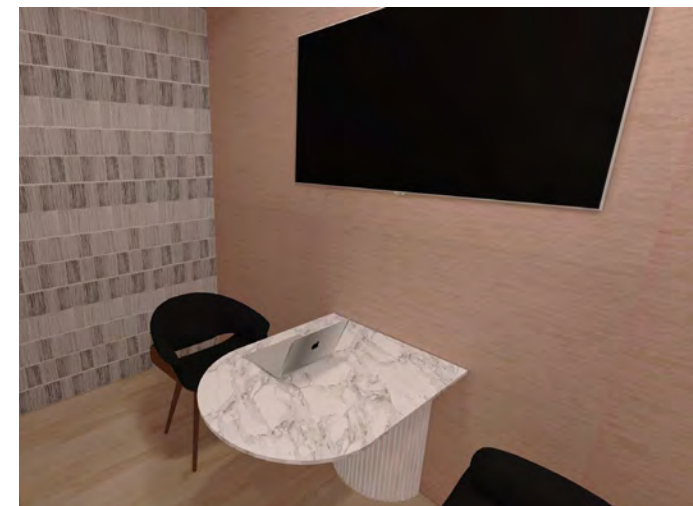
POSSIBLE USES WORKSHOP/STUDIO



POSSIBLE USES DENTIST OFFICE



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HIGH DENSITY AREA WITH MORE TO COME





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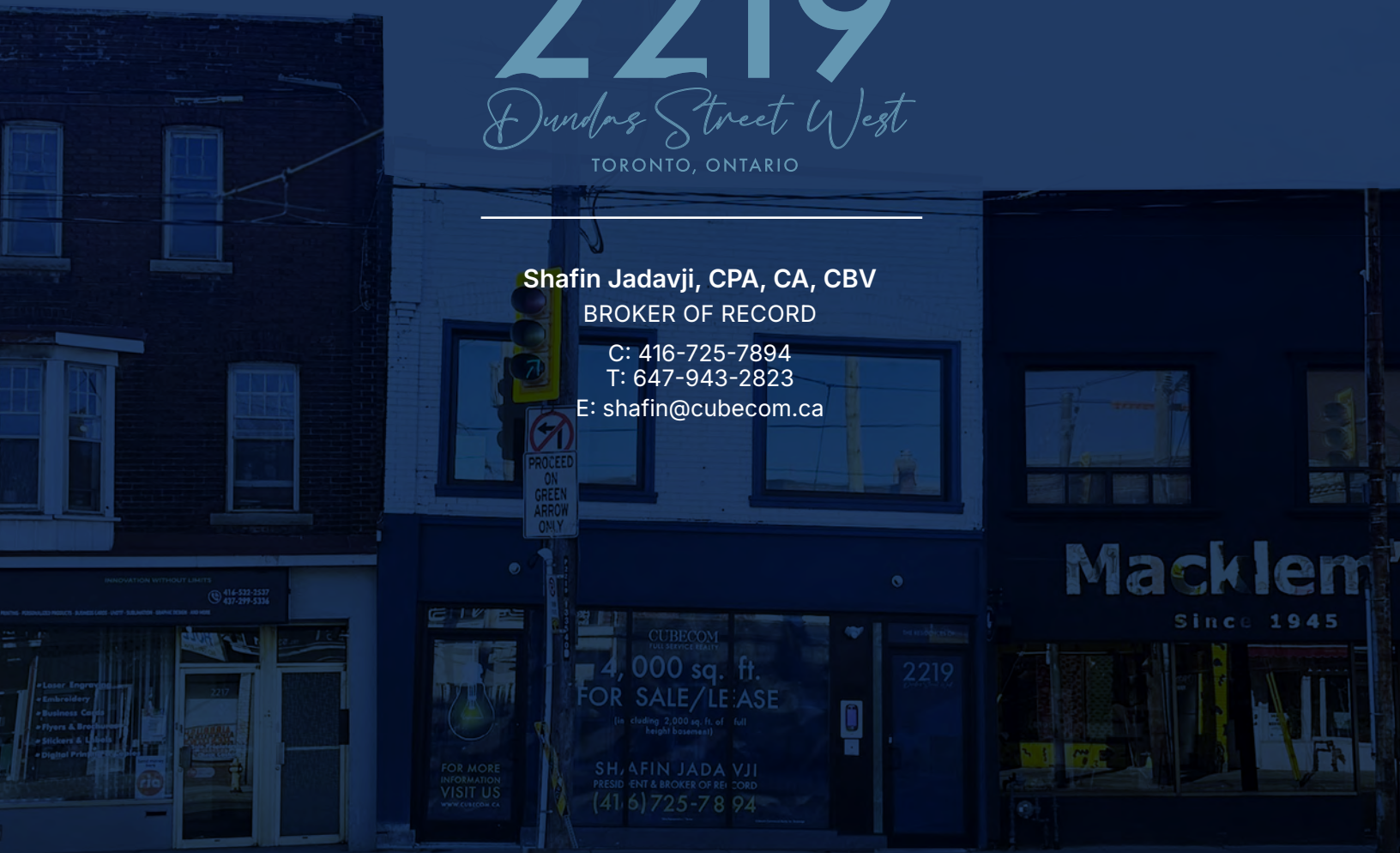
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