



2480 DUNDAS STREET WEST

TORONTO, ON M6P 1W9

OFFERED AT **\$6,185,000**
NET INCOME OF **\$368,120**
CAP RATE OF **5.95%**

2480 DUNDAS STREET WEST, TORONTO

A RARE OPPORTUNITY TO OWN THIS TORONTO INVESTMENT

PRIME LOCATION

HIGH DEMAND

DEVELOPMENT OPPORTUNITY

Step into the timeless charm and urban convenience of 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. Nestled 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.

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.



BROKERED BY
exp[®]
REALTY

LOCATION



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



2480 DUNDAS STREET WEST, TORONTO

DEVELOPMENT POTENTIAL

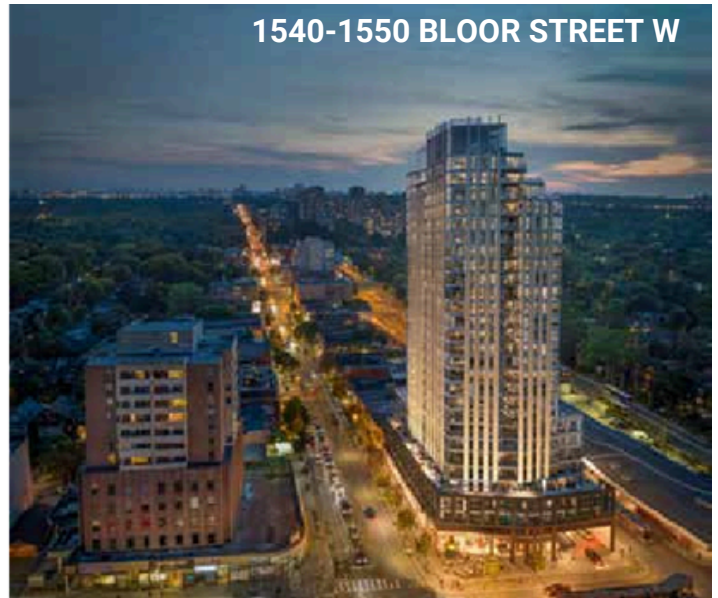
Less than 1 kilometer from the new Bloor/Dundas Choice Properties Development which consists of a new centralized park, new and diverse housing mix, new retail opportunities, integrated pedestrian connections, open spaces and public realm.



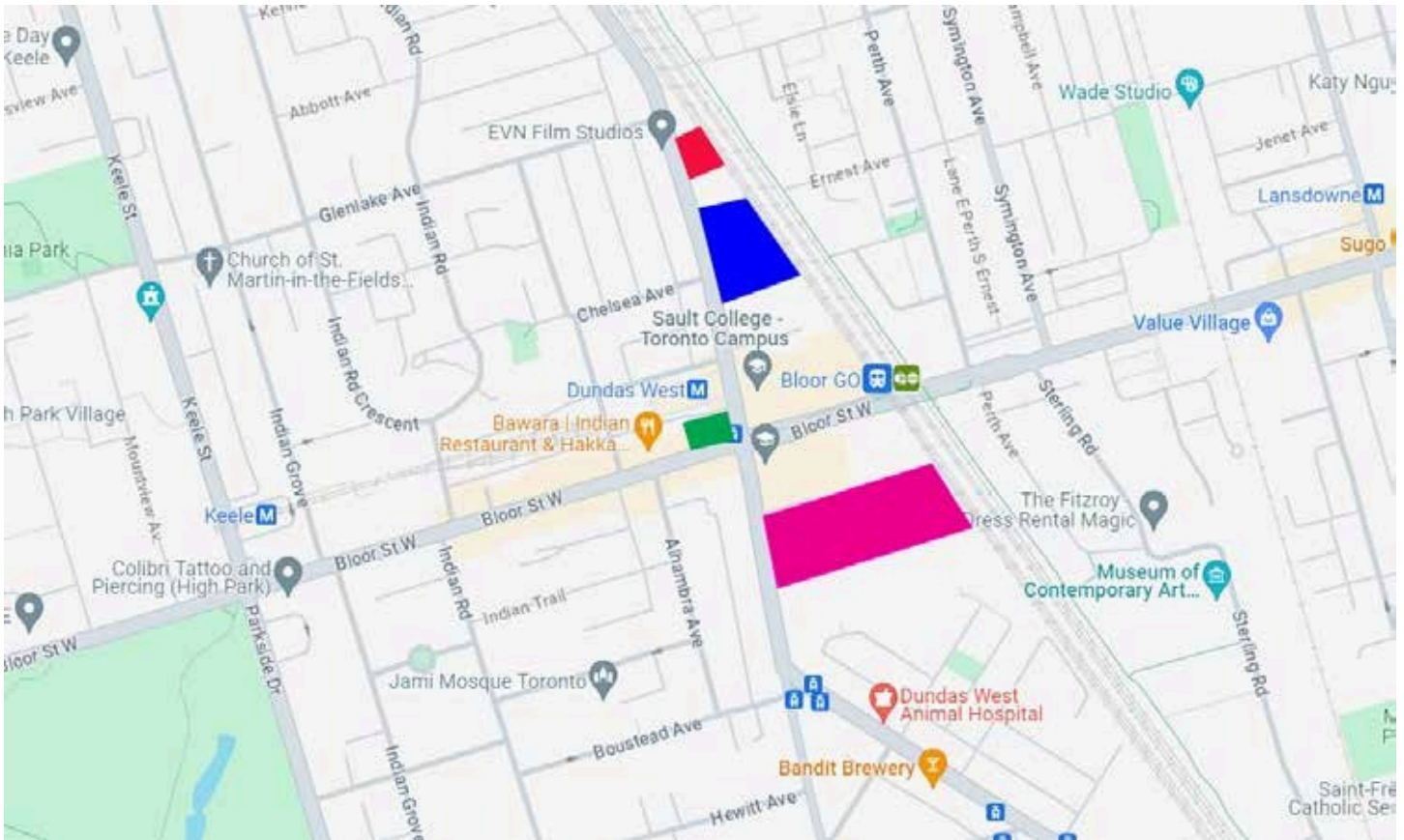
DEVELOPMENT POTENTIAL

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

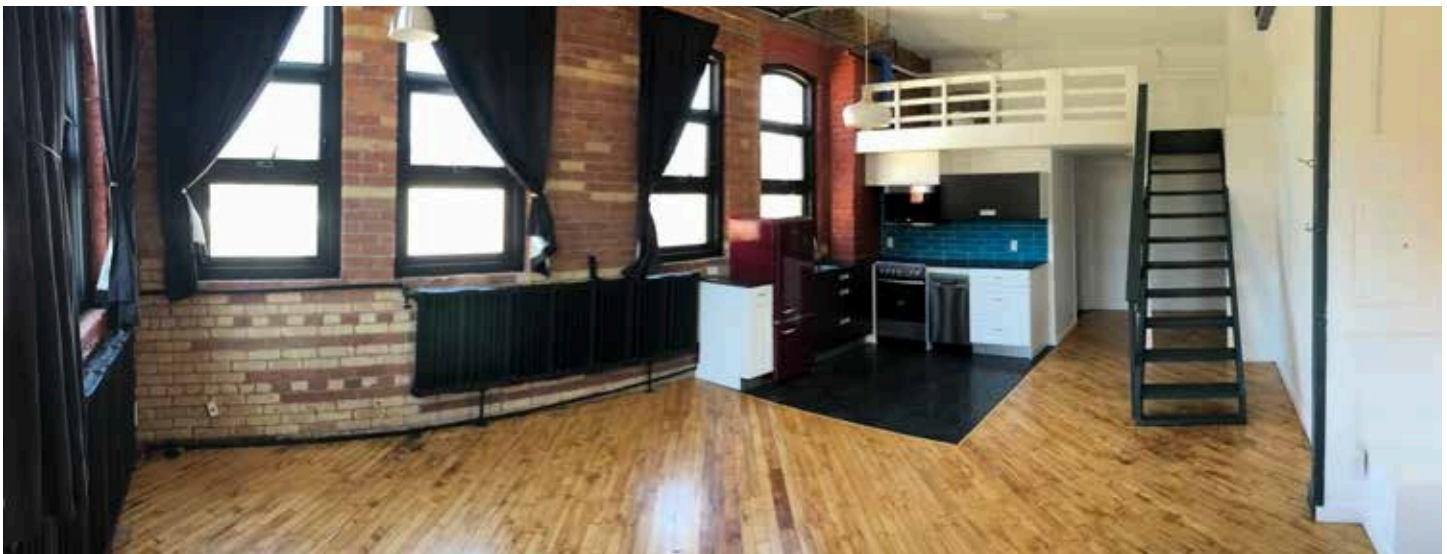


LEGEND

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

PROPERTY PROFILE

The building contains 14 unique hard loft studios. You will find excellent tenants, exposed brick and large wood beams, 12-foot ceilings, new high-efficiency furnace, new triple-glazed windows, separate hot water tanks, hydro meters and en-suite laundry facilities in most units.



PROPERTY PROFILE



PROPERTY PROFILE



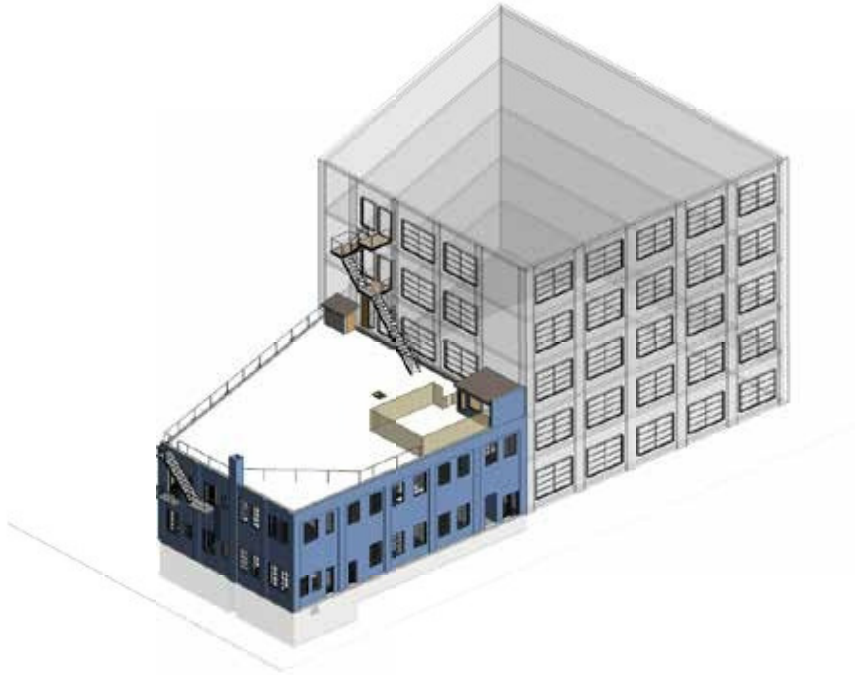
2480 DUNDAS STREET WEST, TORONTO

PROPERTY PROFILE

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



PROPERTY PROFILE



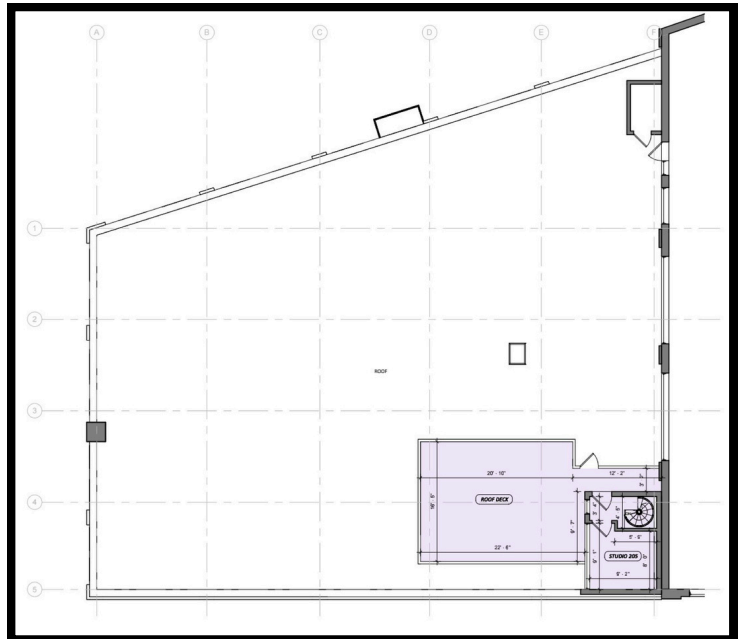
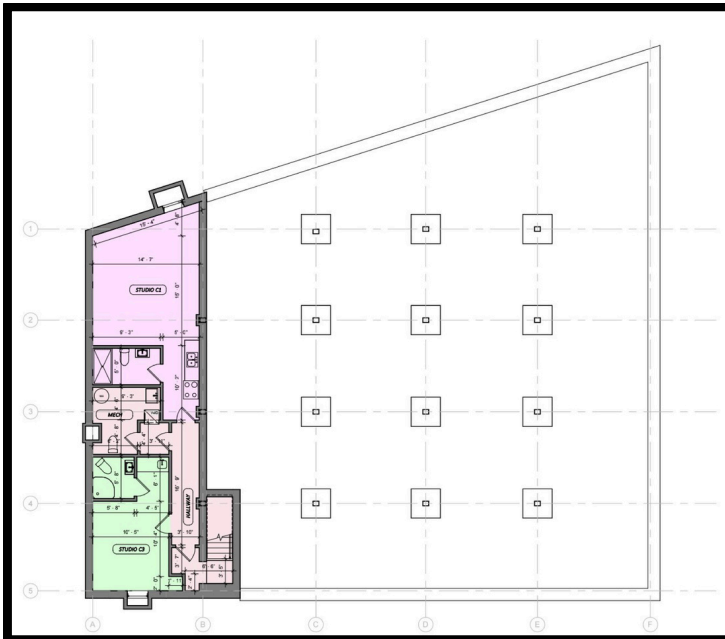
EXISTING

EXISTING AXO
2480 DUNDAS STREET W.

SOLARES
ARCHITECTURE

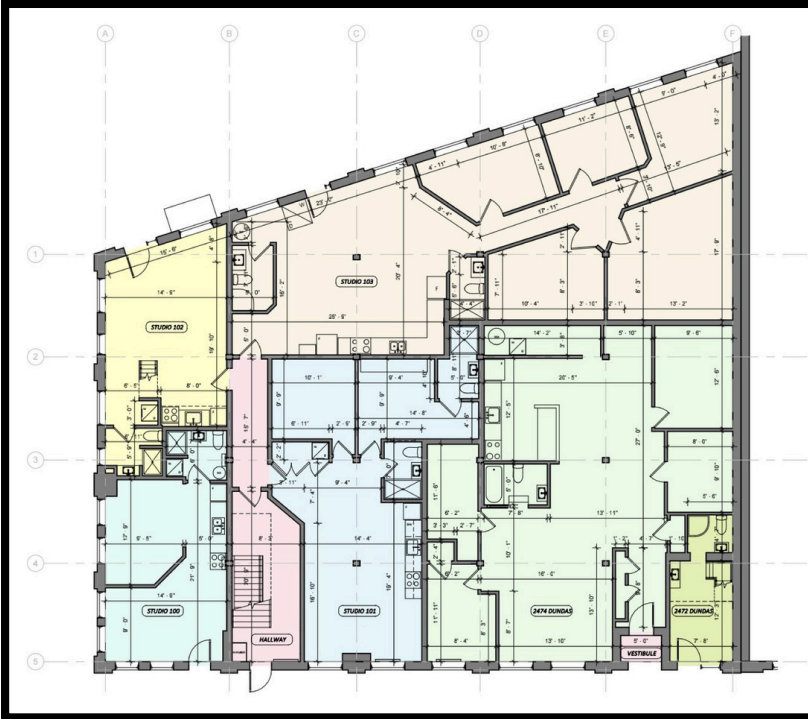
LEVEL 0

ROOF



PROPERTY PROFILE

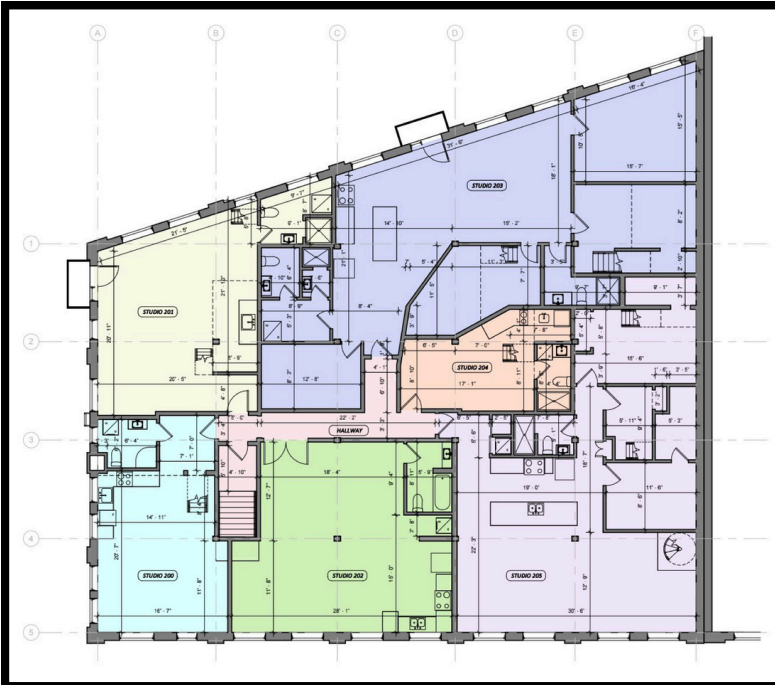
LEVEL 1



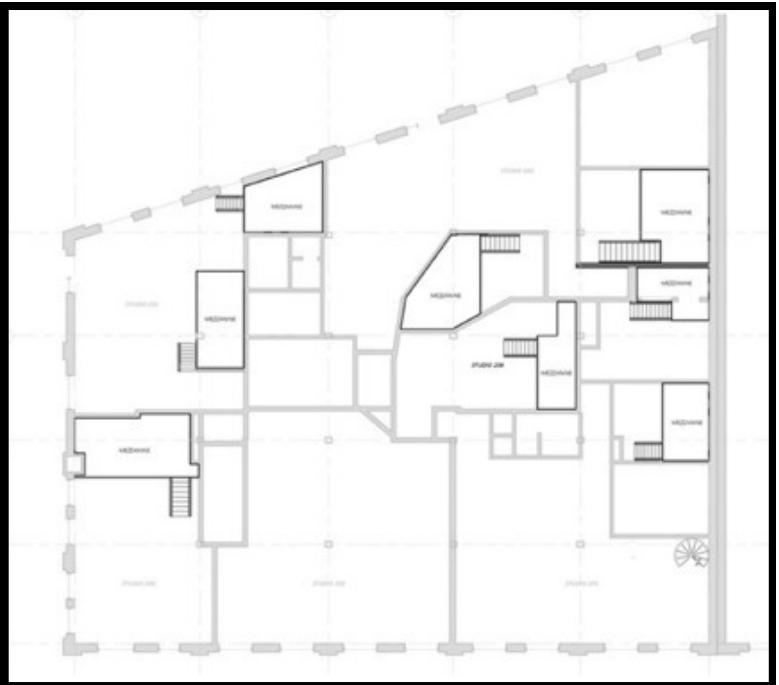
LEVEL 1 MEZZANINE



LEVEL 2

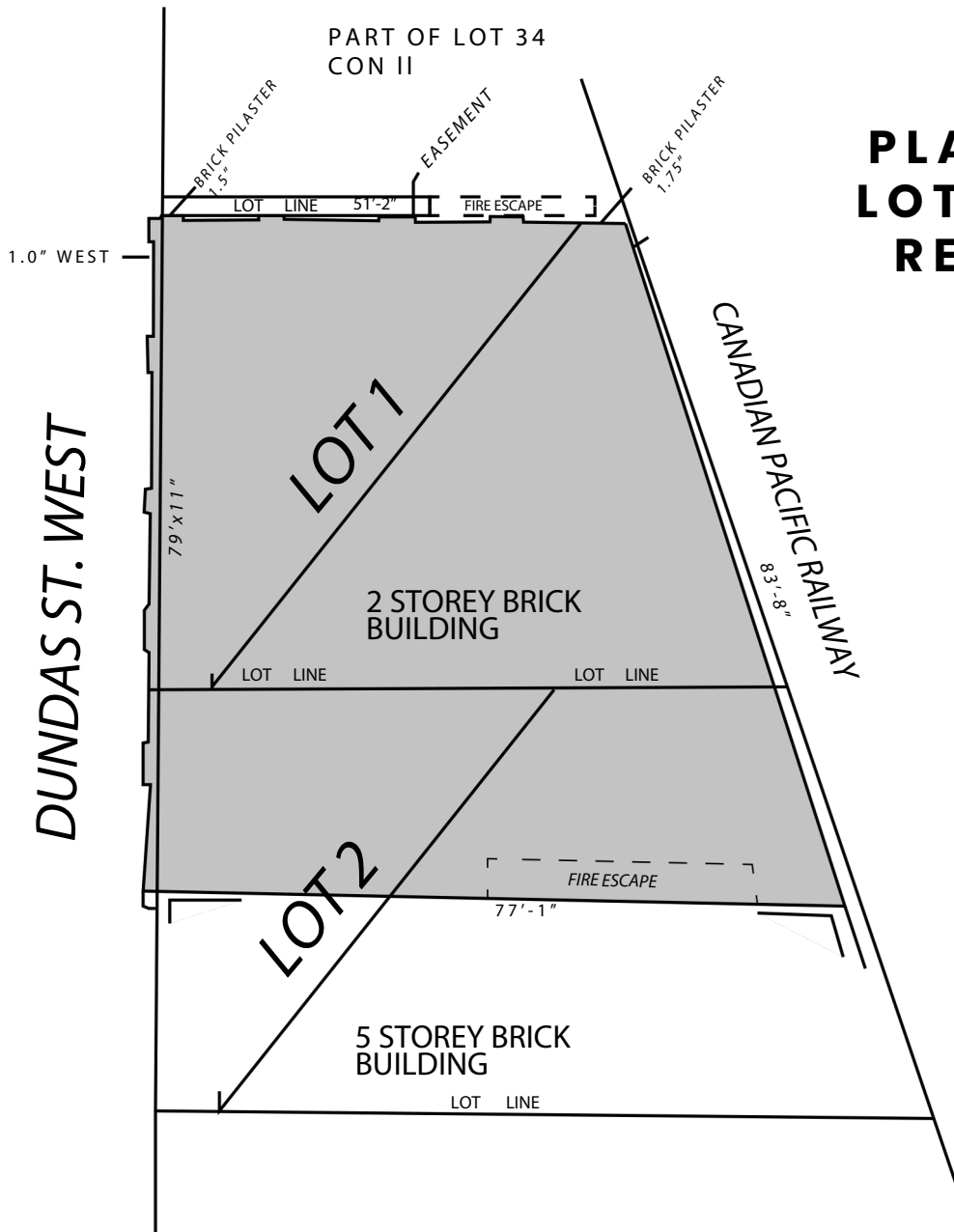


LEVEL 2 MEZZANINE



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!