

| DUNDAS STREET WEST · THE JUNCTION · TORONTO

GROUND FLOOR RETAIL UNIT
APPROX. 1,000 SF · DUNDAS FRONTAGE



— TWO-STOREY HERITAGE COMMERCIAL · ±1,000 SF RETAIL · THE JUNCTION —

3274 Dundas St. W.

GROUND FLOOR RETAIL · TORONTO, ON · M6P 2A1

RETAIL & COMMERCIAL SPACE FOR LEASE

UNIT SIZE	GROSS RENT	PLUS	AVAILABLE
±1,000 SF	\$5,000/mo	HST	30 Days

CONDITION
As-Is, Where-Is

FRONTAGE
Dundas St. W. Exposure

ENTRANCE
Dedicated Street Access

PARKING
On-Street & Public Adjacent

IDEAL USES

Cafe · Restaurant · Nail Salon · Medical · Dental · Professional Services · General Retail

"Strategic Moves. · Pivotal Results."

A+

JUNCTION ADDRESS

Heritage retail node · pedestrian
& lifestyle traffic

±1,000

SQUARE FEET

Efficient ground-floor retail
footprint · Tenant to verify

As-Is

WHERE-IS BASIS

Existing salon fit-out remains in
place

30

DAYS TO OCCUPY

Fast occupancy · minimal lead
time

OVERVIEW

Property Highlights

RETAIL UNIT · GROUND FLOOR

The Junction

01

±1,000 SF

GROUND FLOOR
RETAIL UNIT

02

30 Days

AVAILABLE
FOR OCCUPANCY

03

As-Is

EXISTING SALON
FIT-OUT IN PLACE

04

Branding

FULL STOREFRONT
SIGNAGE EXPOSURE

3274 Dundas St. W. is a ±1,000 SF ground-floor retail unit located in the heart of **The Junction** — one of Toronto's strongest west-end heritage retail and lifestyle corridors.

The unit is currently occupied as a hair salon and will be delivered on an **as-is, where-is basis**. The existing salon fit-out remains in place. The space suits a wide range of uses including **cafe, restaurant, nail salon, medical, dental, professional services, and general retail**.

The unit fronts directly onto Dundas Street West with prominent storefront exposure, oversized display windows, and full fascia signage rights. A dedicated street-level entrance provides direct retail access independent of the second-floor uses above.

Available within **30 days** on a **\$5,000/month gross** structure (plus HST) — a clean, simple deal for a small-format operator looking to anchor in a high-visibility, high-demand Junction address.



3274 DUNDAS ST. W. · FRONTAGE



STOREFRONT · STREET-LEVEL ENTRANCE

KEY HIGHLIGHTS

- ◆ **Unit size** — ±1,000 SF ground-floor retail · tenant to verify
- ◆ **Frontage** — direct Dundas Street West exposure
- ◆ **Entrance** — dedicated ground-floor street access
- ◆ **Pedestrian flow** — established Junction lifestyle & dining corridor
- ◆ **Co-tenancy** — adjacent retail (Mr. Barber) & second-floor uses
- ◆ **Existing fit-out** — operating hair salon · offered as-is, where-is
- ◆ **Signage** — full storefront fascia & display windows
- ◆ **Heritage building** — character two-storey façade
- ◆ **Transit** — TTC at the door · Runnymede & Dundas West subways
- ◆ **Versatile uses** — cafe, restaurant, nail salon, medical, dental, professional, retail

±1,000

SQUARE FEET

Ground-floor retail unit · tenant to verify

As-Is

WHERE-IS BASIS

Existing salon fit-out remains in place

30 Days

AVAILABILITY

Fast occupancy · minimal lead time

\$5,000

GROSS / MO

Plus HST · simple deal structure

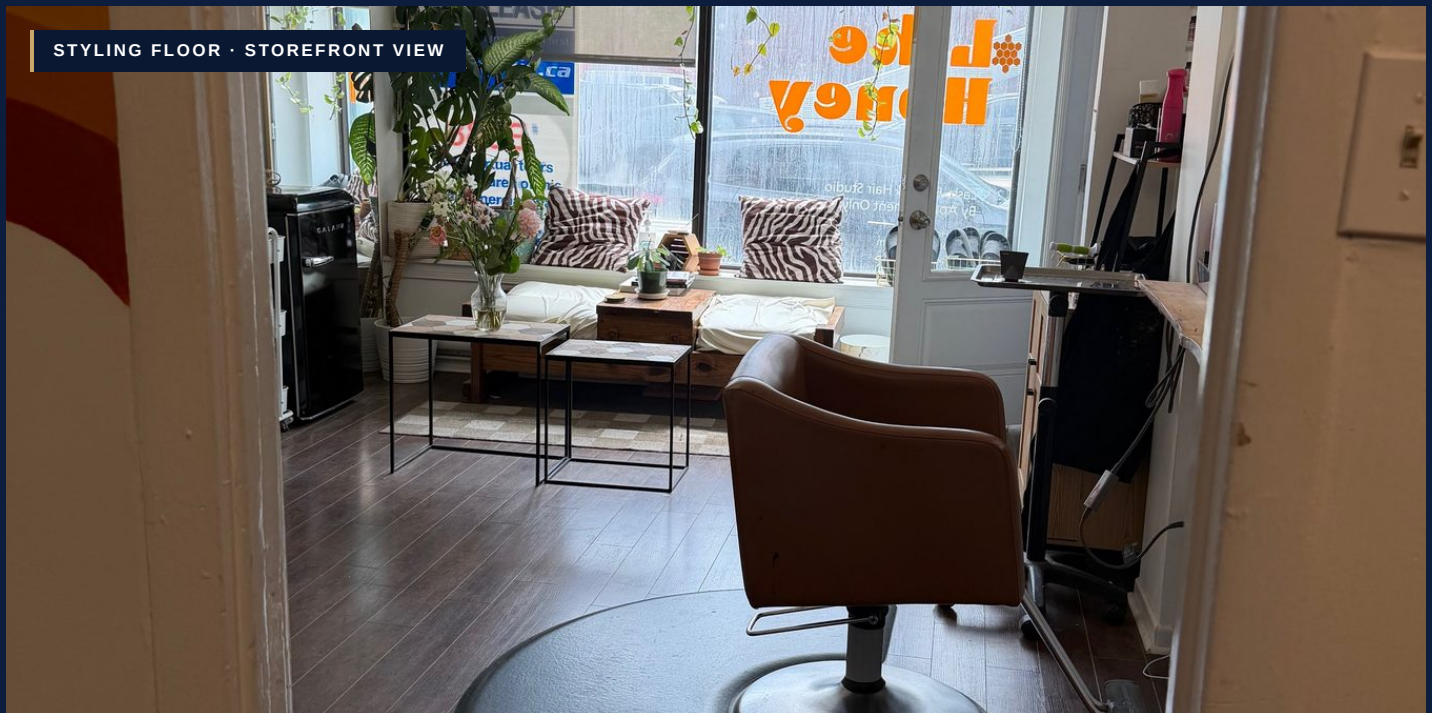
INTERIOR

Salon Fit-Out

CURRENT INTERIOR

Existing Configuration

Photographs depict the unit's current interior configuration as **Like Honey**, a working hair studio. The unit is being offered on an **as-is, where-is basis** with the existing fit-out remaining in place.



- ◆ **Styling station** — hydraulic chair, mirror, rolling cart
- ◆ **Wash bay** — backwash chair & black ceramic basin

- ◆ **Reception lounge** — daybed seating · street-facing window
- ◆ **Feature wall** — custom mural · branded retail vibe

INTERIOR

Service & Support Spaces

SECONDARY ROOMS
Back of House

Beyond the front room, the unit includes a **private secondary service room**, a working **kitchenette / utility area**, and an enclosed **washroom**. All existing improvements are offered on an as-is, where-is basis.



- ◆ **Private service room** — second enclosed room · existing finishes
- ◆ **Washroom** — enclosed · vanity, toilet & shower stall

- ◆ **Kitchenette** — sink, range & cabinetry · staff & back-of-house support
- ◆ **Plumbing in place** — wash, kitchen & washroom rough-ins existing

NEIGHBOURHOOD

Demand Drivers & Context THE JUNCTION Dundas West Corridor

THE LOCATION

The Junction · Dundas West Retail Corridor

Heritage west-end retail strip · Dense established residential · Active dining, lifestyle & specialty retail mix · Steps to TTC bus service and Dundas West and Runnymede subway stations.

CITY OF TORONTO

2.79M

2021 Census population · Canada's largest city

DAYTIME DENSITY

High

Dense residential trade area · office & lifestyle

TRANSIT

2 Subways

Dundas West & Runnymede stations · multiple TTC routes

SURROUNDING ANCHORS & DEMAND DRIVERS

RETAIL NODE

Stockyards District

Big-box anchored retail · Home Depot, Best Buy, Canadian Tire, Metro · ~5 min drive.

LIFESTYLE

Junction Strip

Indie boutiques, breweries, cafés & restaurants driving destination traffic.

GROCERY

Metro · Loblaws · FreshCo · No Frills

Multiple full-service grocers within a 5–10 min radius.

CIVIC

Runnymede Healthcare

Major healthcare campus immediately south of the site.

F&B ANCHORS

Five Guys · Tim Hortons · Domino's

Established QSR brands driving consistent daily traffic.

SPECIALTY

SportChek · HomeSense · Michaels

Stockyards specialty retail drawing regional shoppers.

EDUCATION

Humber College · UofT

Lakeshore & St. George campuses within 15–20 min.

HIGHWAY

Gardiner / 401

Highway 401 north and Gardiner south · both within 10 min.

SUBWAY

Dundas West Stn.

TTC Bloor-Danforth Line · ~5 min drive · direct downtown access.

SUBWAY

Runnymede Stn.

TTC Bloor-Danforth Line · immediate north of corridor.

RESIDENTIAL

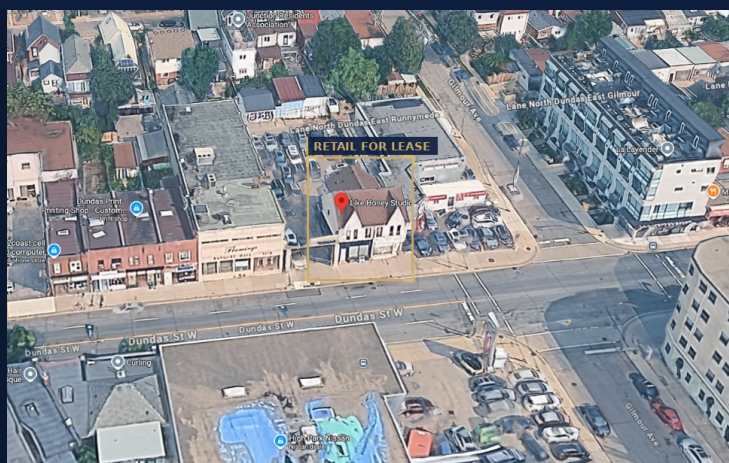
High Park & Junction

Affluent established residential trade area surrounding.

BREWERY / DINING

Junction Craft Brewery

Lifestyle anchor driving evening & weekend dwell time.



AERIAL · 3274 DUNDAS ST. W. · SITE CONTEXT

LOCATION

Trade Area Overview

DUNDAS WEST × RUNNYMEDE
The Junction · Toronto

3274 Dundas St. W. sits on one of Toronto's strongest west-end heritage retail corridors, a short walk from the Runnymede × Dundas signalized node and minutes from the TTC Bloor-Danforth subway line. The site captures established Junction residential traffic, lifestyle & dining destination footfall, and direct vehicular access to the Stockyards big-box retail node to the north and the Gardiner Expressway / Highway 401 employment corridors.

01

SITE

Heritage retail unit · ground-floor full signage rights

02

TRANSIT

TTC at the door · multiple bus routes

03

SUBWAY

Dundas West & Runnymede
Stations within ~5 min

04

HIGHWAY

Gardiner south / 401 north ·
both ±10 min drive

05

CATCHMENT

High Park · Junction ·
Roncesvalles



LOCATOR MAP · APPROX. SITE

DUNDAS WEST CORRIDOR · THE JUNCTION

WALK

1 min

TTC BUS STOP

WALK

5 min

RUNNYMEDE ×
DUNDAS

DRIVE

5 min

STOCKYARDS
DISTRICT

DRIVE

8 min

GARDINER EXPWY

DRIVE

12 min

HWY 401

DRIVE

22 min

PEARSON /
DOWNTOWN

DEMOGRAPHICS & MOBILITY

Trade Area Profile

CITY OF TORONTO
Statistics Canada · 2021 Census

The City of Toronto is Canada's largest city and a leading North American economic hub. The immediate trade area surrounding 3274 Dundas St. W. is a dense, affluent west-end corridor anchored by the Junction, High Park, and Roncesvalles — communities recognized for strong household income, walkability, and lifestyle-led discretionary spend.

01	02	03	04	05
2,794,356	\$112,200	\$84,000	39.3	Affluent
CITY OF TORONTO POP.	AVG. HH INCOME	MEDIAN HH INCOME	MEDIAN AGE	JUNCTION CATCHMENT
2021 Census · +2.3% since 2016	2020 (2021 Census release)	City of Toronto · 2020	Working-age skewed base	Above-city-avg HH income & education

MOBILITY & ACCESSIBILITY · 3274 DUNDAS ST. W.

93

WALK SCORE
Walker's Paradise

Daily errands do not require a car · dense retail, grocery, dining, and services in immediate radius.

85

TRANSIT SCORE
Excellent Transit

TTC bus at the door · subway access at Dundas West & Runnymede · UP Express within 10 min.

78

BIKE SCORE
Very Bikeable

Dundas St. W. is a major east-west cycling spine connecting High Park to downtown Toronto.

LEASING INSIGHT

A heritage west-end retail address, a dense affluent residential catchment, and multi-modal transit make 3274 Dundas St. W. a high-visibility ±1,000 SF ground-floor opportunity. The space is well suited to **cafe, restaurant, nail salon, medical, dental, professional services, and general retail** operators looking to anchor in The Junction. The unit is offered on an **as-is, where-is basis**.

CAFE & RESTAURANT

Cafe, bakery, QSR, casual restaurant · existing kitchenette & plumbing.

GENERAL RETAIL

Boutique retail, specialty & concept stores · prominent Dundas frontage.

MEDICAL & DENTAL

Medical clinic, dental practice, paramedical & wellness uses.

PROFESSIONAL & PERSONAL

Professional office, personal services, nail salon & aesthetics.

Sources: Statistics Canada, 2021 Census of Population — Toronto, City (CSD); Walk Score®; Toronto Transit Commission. Catchment figures are approximate. E. & O. E.

SPACE

Unit Snapshot

±1,000 SF · GROUND FLOOR

Retail Unit

UNIT SIZE

±1,000 SF

FLOOR

Ground

CONDITION

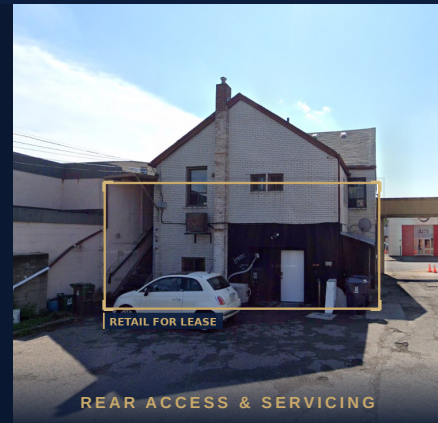
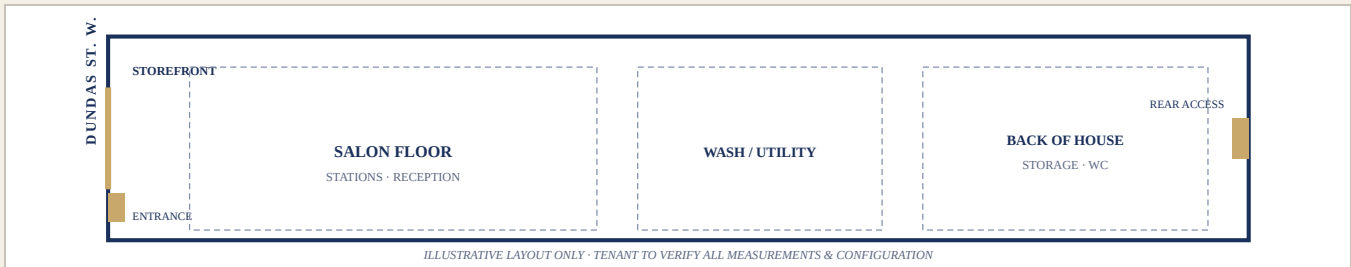
Existing Fit-Out

GROSS RENT

\$5,000/mo + HST

SCHEDULE A

Ground Floor Retail Unit — ±1,000 SF



- ◆ **Dundas frontage** — street exposure & oversized display windows
- ◆ **Dedicated entrance** — direct ground-floor street access

- ◆ **Existing salon fit-out** — offered as-is, where-is
- ◆ **Rear access** — servicing & staff entry from rear

FLOOR PLAN ILLUSTRATIVE · DIMENSIONS APPROXIMATE · TENANT TO VERIFY ALL MEASUREMENTS · E. & O. E.

SITE

Building & Site Context

THE JUNCTION

3274 Dundas Street West

BUILDING

Two-Storey Heritage

HERITAGE STRIP

Character two-storey commercial building on a recognized west-end retail corridor.

UNIT

Ground Floor

PEDESTRIAN FLOW

Lifestyle & dining destination traffic plus dense residential walk-by.

EXPOSURE

Dundas St. W.

VEHICULAR ACCESS

Dundas Street West arterial · minutes to Gardiner & Highway 401.

CO-TENANCY

Established Retail

SIGNAGE

Full storefront fascia & display window branding rights.



BUILDING EXTERIOR · DUNDAS STREET WEST FRONTAGE



STREETFRONT · 3274 DUNDAS



AERIAL · SITE OVERVIEW



"Strategic Moves. Pivotal Results."

CONTACT INFORMATION

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THE PROPERTY

3274 Dundas St. W.

TORONTO, ONTARIO · M6P 2A1
±1,000 SF · Ground Floor Retail · The Junction

±1,000
SQUARE FEET

\$5,000
GROSS / MO + HST

As-Is
WHERE-IS BASIS

30 Days
AVAILABLE

A heritage two-storey commercial building offering a ±1,000 SF ground-floor retail unit on one of Toronto's strongest west-end heritage retail corridors. Offered on an as-is, where-is basis with the existing fit-out remaining in place.

ALL INFORMATION OBTAINED FROM SOURCES DEEMED RELIABLE · PIVOTAL COMMERCIAL REALTY INC.,
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