

1528 Dundas Street W

Toronto, ON

Great Investment Opportunity in Little Portugal

For Sale: Mixed-Use



Lennard:

200-55 University Avenue, Toronto
416.649.5920

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1528 Dundas Street W

Fully Rented Mixed-use building available for sale near the intersection of Dundas Street W & Dufferin Street.



Available Space

Total: 1,557 SF
Residential: 778 SF
Retail: 778 SF



Frontage

14.58 FT

Depth

100.26 FT



Legal Description

**PT LT 5 PL 665 CITY
WEST AS IN CA2152**
PIN
213090633

Zoning

CR2.5 (c1;r2*1584)



Availability

Immediate



Purchase Price

\$1,650,000

Taxes

\$8,500 (2023 Annual)



Listing Agent

Peter DeGuerre*

Senior Vice President

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Cole Soprovich

Sales Representative

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*Sales Representative

Property Highlights

- Fully rented investment opportunity
- A well cared for mixed-use asset with retail on the ground floor and 2-bedroom apartment on the second floor
- Second floor apartment has a walk-up staircase in the rear of building with deck attached
- Two parking spaces in the rear of building
- Tremendous long-term rental upside with both tenants currently paying below market rates
- Seller will consider vendor take back financing if required



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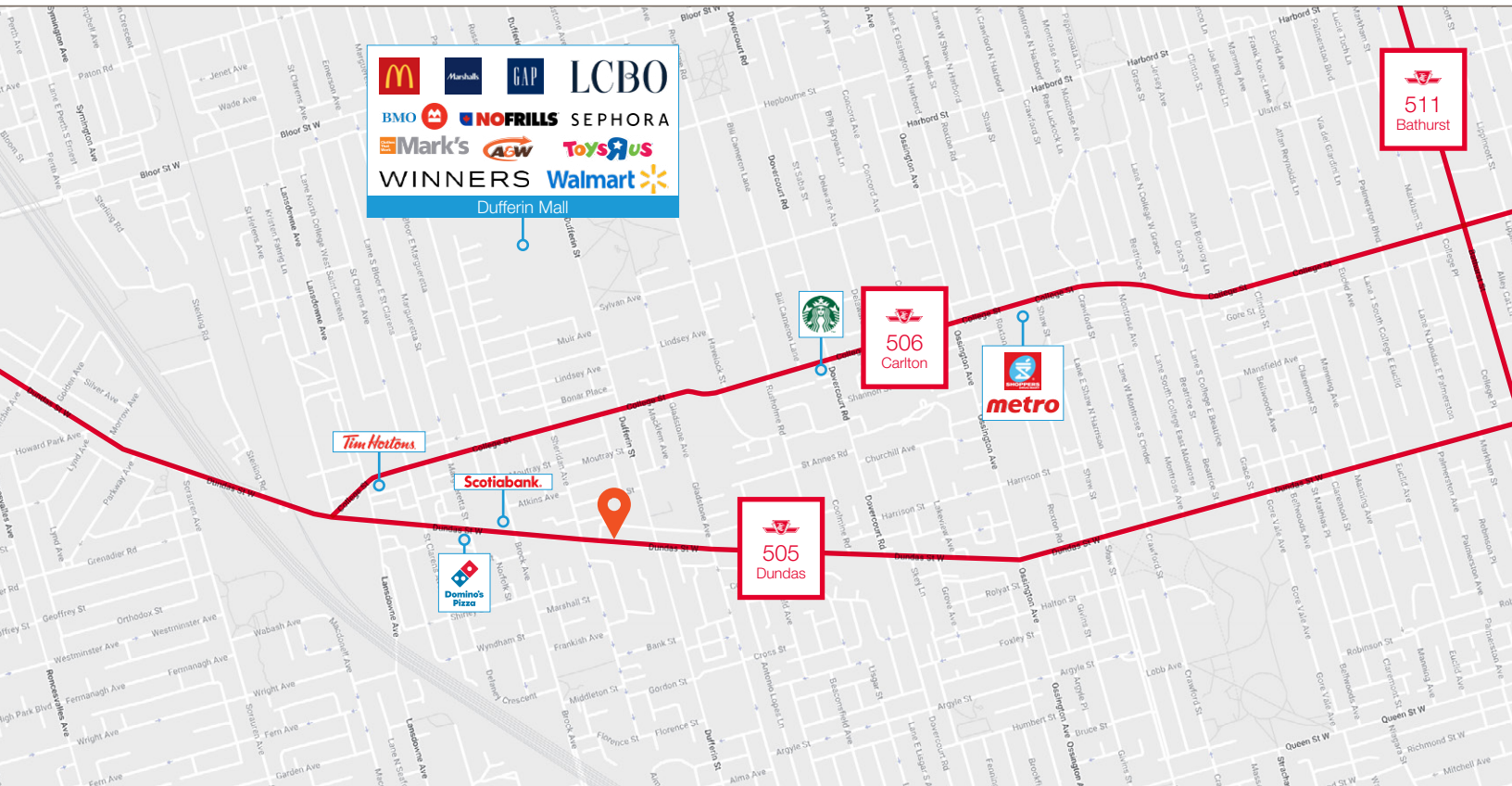
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Dundas Street W & Dufferin Street

Dundas West and Dufferin Street is located in the Little Portugal neighborhood of Toronto, Ontario, Canada. The area is known for quirky bars and restaurants and trendy shops for locals and visitors to explore. The area features a mix of historic Victorian homes, mid-rise apartments, and newer developments. Some streets are lined with quaint, colorful houses that reflect the neighborhood's history and character.

Located west of downtown Toronto, Little Portugal is easily accessible by public transportation, including streetcars, buses and close to Union Station. The 505 Dundas streetcar runs along Dundas Street West, providing east-west connectivity through the heart of Little Portugal. The 506 Carlton streetcar operates along College Street, another major thoroughfare in the area. The neighborhood is within reach of Ossington Station, Dundas West Station, and Dufferin Station. Overall, it is a walkable neighborhood with amenities conveniently clustered around main streets.

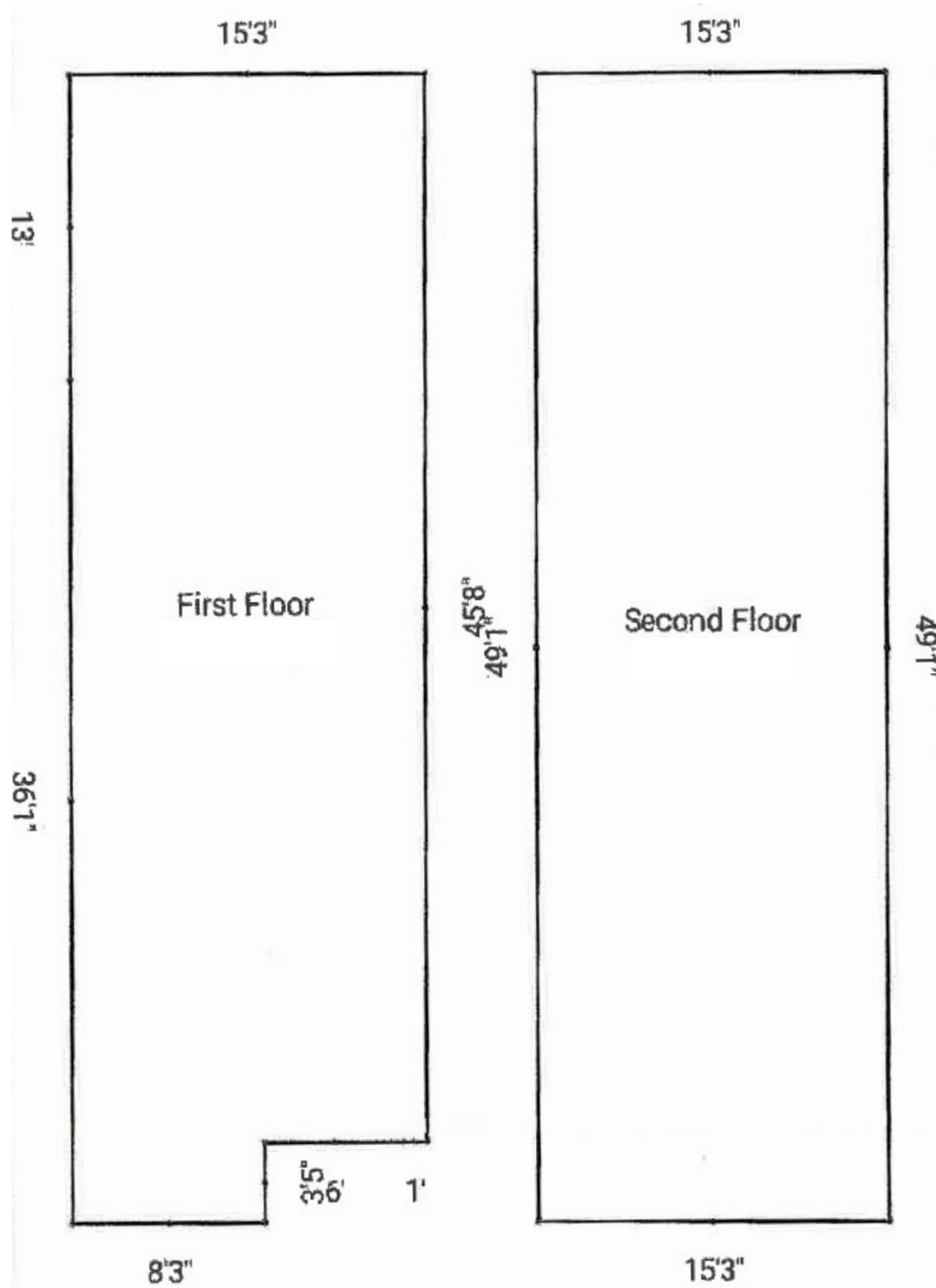


 1528 Dundas Street W  TTC Transit

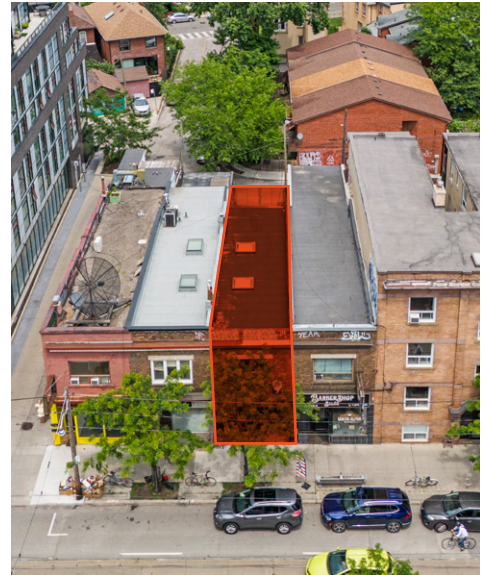
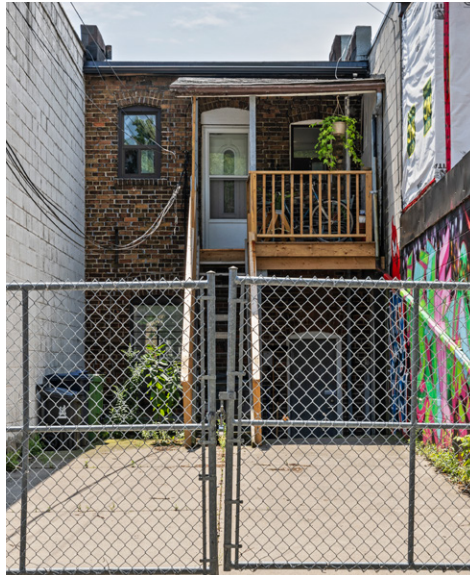
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Floor Plan



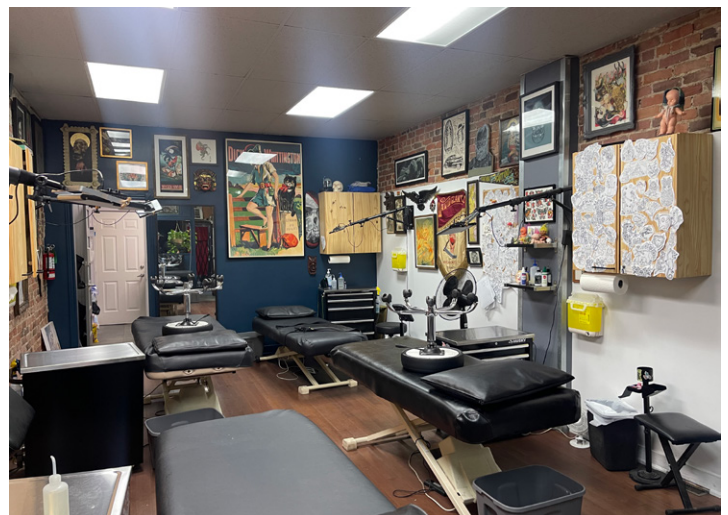
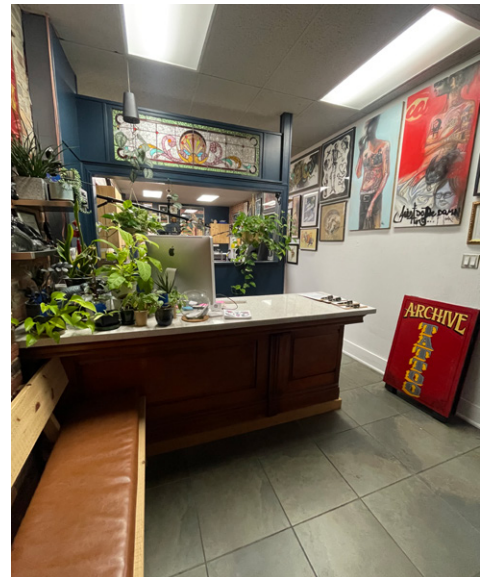
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