

FOR SALE



Legal Triplex

**IN ONE OF TORONTO'S MOST VIBRANT
& EVOLVING NEIGHBOURHOODS**



658 DUNDAS ST W, TORONTO

ASKING \$1,368,000

Approved for Rear & Third Storey
Addition to Convert to Mixed-use
with 6 Residential Units & Main
Floor Commercial.

TAXES: \$5,679.39

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR
DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR
MORE INFO AND A COMPLETE OFFER PACKAGE.

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CHirealestate.ca
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as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.

PROPERTY DETAILS

This is an Opportunity With Development Plans. Currently 3 Apartments with a Work/Live Space. Across the Street From Massive Condo Development.

- Plans Available For 6 Apts & 1 Storefront
- Versatile Live-Work Unit on Main Floor
- 2 Apartments on 2nd floor (1 furnished for short-term rental)
- Basement Apartment
- Parking for 2 cars
- Steps to Kensington Market, Bathurst & China Town

RENT	
UNIT 1	\$1,800 (leased for 6 months unfurnished with the option to extend)
UNIT 2	\$797.45
BASEMENT	\$2,100 (will be vacant June 1st)
MAIN FLOOR	Vacant (potential retail/office space or a work live studio)

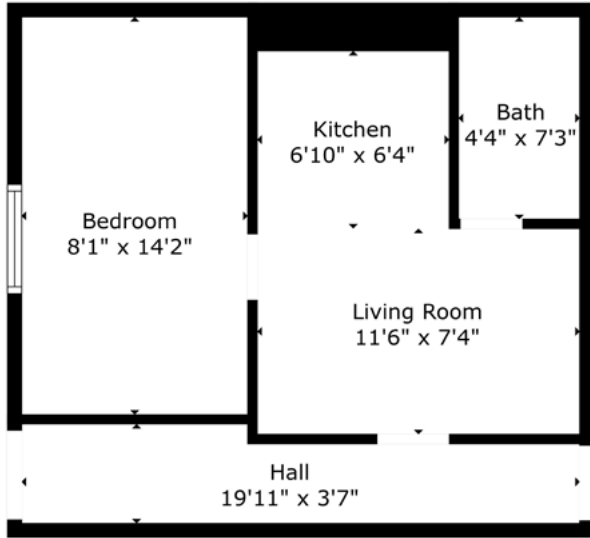


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FLOOR PLANS

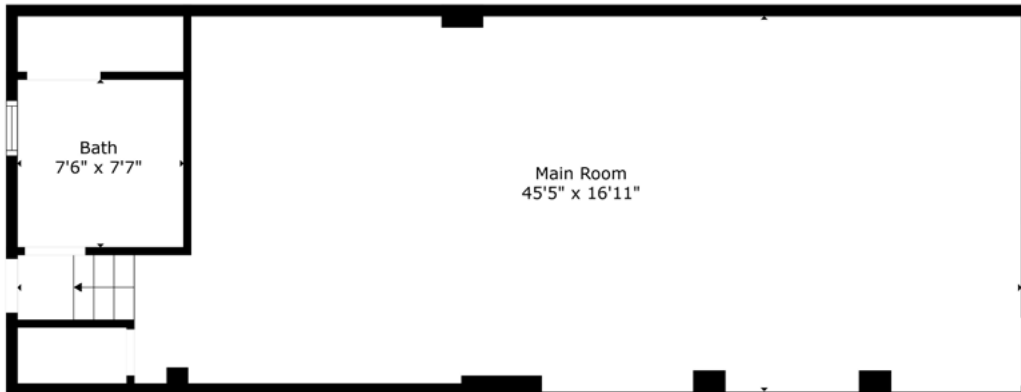
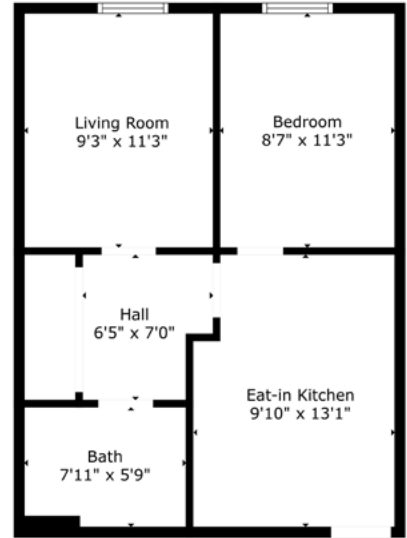
2ND FLOOR - UNIT 1

Total Area 361 sq ft



2ND FLOOR - UNIT 2

Total Area 449 sq ft



MAIN FLOOR

Total Area 761 sq ft



BASEMENT

Total Area 624 sq ft



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PHOTOS - 2ND FLOOR UNIT 1



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PHOTOS - MAIN FLOOR



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PHOTOS - BASEMENT APARTMENT



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