

InTrust.

COMMERCIAL
REAL ESTATE
BROKERAGE INC.

INTRUSTCRE.COM

RETAIL / COMMERCIAL SPACE FOR LEASE

3331 Dundas St W

THE JUNCTION · TORONTO

TOTAL AREA
~950 SQ FT

RENT
\$3,000 / MONTH + HST

PARKING
1 SPACE

DELIVERED VACANT
GROSS LEASE · TERM NEGOTIABLE

THE OFFERING

A Corner Unit on Dundas West

InTrust Commercial Real Estate Brokerage Inc. is pleased to offer 3331 Dundas Street West for lease — a renovated commercial unit of approximately 950 SF in Toronto's Junction.

The unit sits on a corner, so the side wall is exposed. That gives it full-width glazing onto Dundas and a second run of windows along the side — daylight from two directions rather than one.

An open storefront room at grade takes the private entry off the street. A few steps up, a second bright room runs the depth of the unit; it reads as one level, not two. The washroom is on the lower level, so the full 950 SF stays usable. Delivered vacant.

ADDRESS	3331 Dundas St W, Toronto, ON
NEIGHBOURHOOD	The Junction · Runnymede—Bloor West Village
TOTAL AREA	~950 SF
CONFIGURATION	Storefront room at grade plus raised rear room
FRONTAGE	Full-width storefront glazing on Dundas St W
SIDE EXPOSURE	Corner position · windows along the side wall
CONDITION	Renovated · turn-key
WASHROOM	1 · lower level
PARKING	1 space
POSSESSION	Negotiable · delivered vacant

\$3,000

PER MONTH + HST

~950

SQUARE FEET

Area is approximate, has been provided by the landlord, and is subject to independent verification by the tenant. No measurement certificate has been obtained.

THE LOCATION

The Junction

One of Toronto's most active west-end main streets — independent restaurants, cafés, design shops and services, steps from Runnymede Rd and the Bloor West Village and Baby Point catchments.

Walkable

INDEPENDENT
RESTAURANTS, CAFÉS AND
RETAIL ON DUNDAS

10

MID-RISE DEVELOPMENTS
DELIVERED OR UNDERWAY
ON DUNDAS W

Runnymede

TTC LINE 2 STATION MINUTES
SOUTH

Steps

TO BLOOR WEST
VILLAGE AND
BABY POINT

Nearby mid-rise projects on the corridor include the Junction Factory at 3385 Dundas St W, 3296 Dundas West, 3239 Dundas West and Craft Residences at 3200 Dundas St W — a pipeline adding residential density directly onto this stretch of the street.



WHY THIS SPACE

Leasing Highlights

Light from more than one side.

The corner position leaves the side wall exposed, so windows run along it in addition to the full-width storefront glazing on Dundas. Very little on a main-street strip gets light from more than the front; this does, and it is the first thing a tenant notices walking in.

Turn-key, and delivered vacant.

Fully renovated: new flooring throughout, fresh finishes, pot lights and a feature LED ceiling in the storefront room. Possession is clean — there is nothing to work around and nothing to strip out first.

Two rooms that read as one level.

An open storefront room at grade and a second bright room a short flight up. The change in level gives a natural front-of-house and back-of-house split without building a single wall.

A shape that works hard across uses.

The storefront room takes walk-ins, seating or display; the rear room is quieter, private and lit from the side. That front-of-house / back-of-house split is what a café, a studio, a boutique, a clinic or a professional office each needs, and it is already here. Permitted uses are subject to municipal zoning and landlord approval and are the tenant's to confirm — no zoning opinion has been obtained.

One rent, one number.

\$3,000 per month plus HST is a gross rent — realty taxes, building insurance and common operating costs are included. The tenant adds a fixed \$200 per month toward its share of heat and water, and pays its own separately metered hydro. That works out to roughly \$37.89 per SF gross across ~950 SF.

Parking, and 950 usable feet.

One dedicated parking space comes with the unit, and the washroom sits on the lower level rather than taking a bite out of the leasable floor — so the full area works for the business.

THE SPACE

At Grade

Full width

STOREFRONT GLAZING

Private

ENTRY OFF DUNDAS ST W

Feature

LED CEILING · TILE FLOOR



PRIVATE ENTRY AND FULL-WIDTH STOREFRONT GLAZING ONTO DUNDAS ST W



THE STOREFRONT ROOM, LOOKING BACK TOWARD THE STEPS TO THE REAR ROOM

Finishes shown are as installed and are included with the unit. The space is delivered vacant for the tenant's intended use and fit-out.

THE SPACE

The Rear Room

Raised

A FEW STEPS ABOVE THE
STOREFRONT

Windows

ALONG THE EXPOSED
SIDE WALL

Private

QUIET BACK-OF-HOUSE
ROOM



THE REAR ROOM, LIT BY WINDOWS ALONG THE SIDE WALL



THE REAR ROOM — VINYL PLANK FLOORING AND POT LIGHTS
THROUGHOUT

The rear room sits a short flight above the storefront room and is included within the approximately 950 SF; the unit is marketed and leased as a single level.

THE DEAL

Lease Summary

\$3,000
PER MONTH + HST

\$37.89
APPROX. PER SF GROSS · ~950 SF

ADDRESS	3331 Dundas St W, Toronto, ON
LEASE TYPE	Gross lease
BASE RENT	\$3,000 per month + HST
RATE PER SF	~\$37.89 gross on ~950 SF
TMI	Included in rent
HEAT & WATER	\$200 per month · tenant's proportionate share
HYDRO	Separately metered · paid by tenant
TERM	Negotiable
POSSESSION	Negotiable · delivered vacant
TOTAL SIZE	~950 SF over storefront and rear room
PARKING	1 space
WASHROOM	1 · lower level

A SIMPLE GROSS LEASE

- ◆ One monthly rent covers base rent and TMI — realty taxes, building insurance and common operating costs.
- ◆ The tenant adds a fixed \$200 per month toward its proportionate share of heat and water.
- ◆ Hydro is separately metered and billed directly to the tenant.
- ◆ Term is negotiable; the landlord will structure a deal around a qualified tenant's business plan.

WELL SUITED TO

RETAIL

CAFÉ

STUDIO

PROFESSIONAL OFFICE

WELLNESS

BOUTIQUE

SERVICE

Uses shown are illustrative of the space's suitability and are not a statement of permitted use. No zoning opinion has been obtained. Zoning permissions and any municipal approvals or licences are the tenant's responsibility to confirm with the City of Toronto, and all uses remain subject to landlord approval.

Area is approximate, provided by the landlord, and subject to independent verification. Rate per SF is calculated as \$36,000 annual gross rent divided by ~950 SF and excludes the \$200 monthly heat and water contribution and the tenant's hydro. Rent is quoted plus HST. All terms are subject to change and to a formal offer to lease acceptable to the landlord.

Inside the Space



STOREFRONT ROOM — FEATURE LED CEILING AND STREET GLAZING



REAR ROOM — SIDE WINDOW AND POT LIGHTS

THE BUILDING

Frontage & Exposure

A two-storey brick building on Dundas Street West with the commercial unit at grade. The corner position leaves the side elevation open rather than built against a neighbour — which is where the unit's side windows and its second run of daylight come from.



THE BUILDING AND ITS OPEN SIDE ELEVATION, FROM DUNDAS ST W



THE 3331 STOREFRONT AND PRIVATE ENTRY, SEEN FROM THE WEST

3331 Dundas

A corner unit in the Junction.

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IMPORTANT NOTICES

Disclaimer

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