

InTrust.

COMMERCIAL
REAL ESTATE
BROKERAGE INC.

INTRUSTCRE.COM

ONE TO THREE UNITS
AVAILABLE FOR LEASE

3278 Dundas St W

THE JUNCTION · TORONTO

MAIN FLOOR

4,610 SQ FT · \$18.50 NET

SECOND FLOOR

4,711 SQ FT · \$14.50 NET

LOWER LEVEL

4,610 SQ FT · \$8.00 NET

WHOLE BUILDING

13,930 SQ FT



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THE OFFERING

One to Three Units to Choose From

InTrust Commercial Real Estate Brokerage Inc. is pleased to offer 3278 Dundas Street West for lease — close to 14,000 square feet in one Junction building, available floor by floor or in its entirety.

Three self-contained units of roughly 4,610 to 4,711 square feet, each a single clear-span room with its own street entrance, ceilings above eleven feet and no interior columns. The building last operated as a banquet hall. Commercial kitchens on two floors, an existing kitchen hood and banquet-scale washrooms are already in place, taking real capital cost out of a tenant’s fit-out.

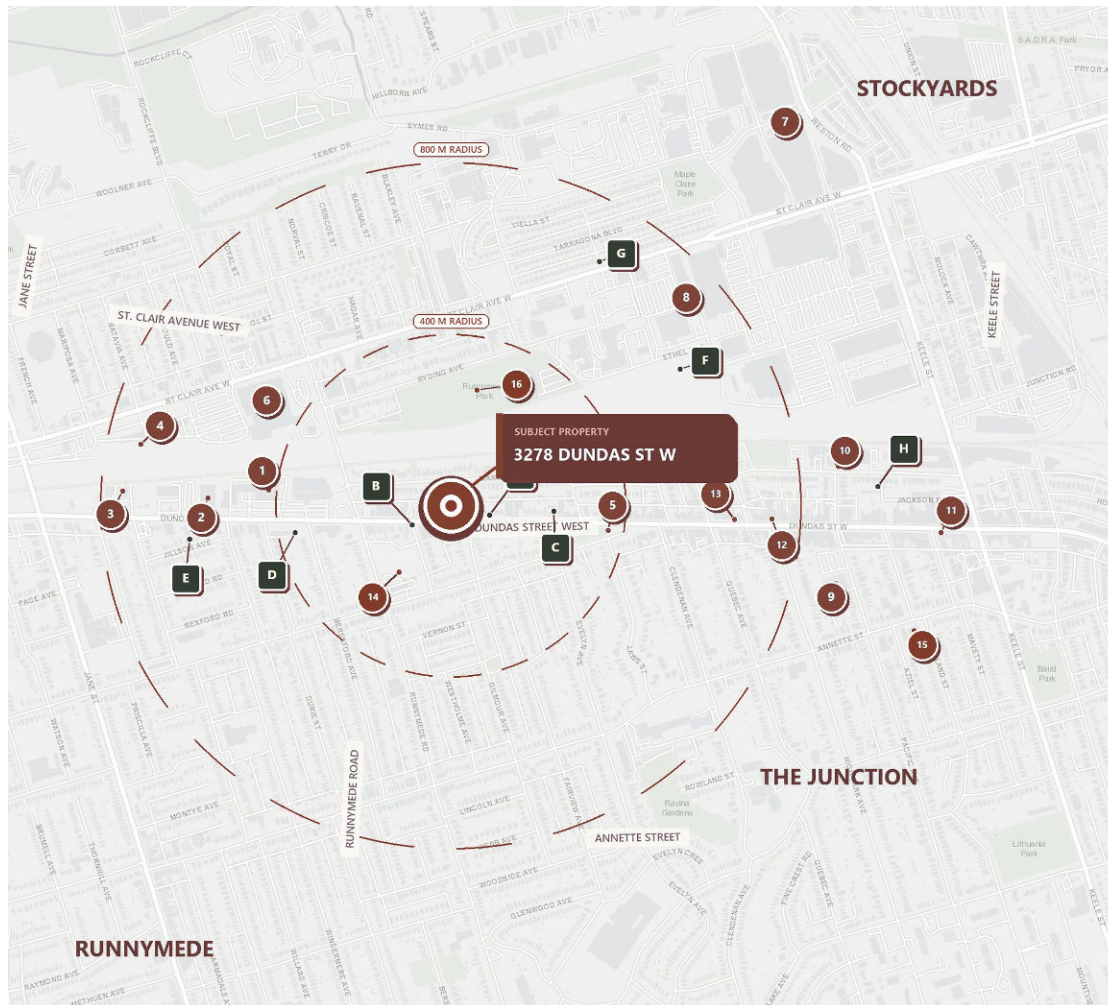
13,930
SQUARE FEET IN TOTAL
3278 DUNDAS ST W

11 ft +
CEILINGS, EVERY LEVEL

ADDRESS	3278 Dundas Street West Toronto, ON M6P 2A4
INTERSECTION	Dundas St W & Gilmour Ave
AVAILABLE	Three units · 4,610 – 13,930 SF
MAIN FLOOR	4,609.70 SF · own street entrance
SECOND FLOOR	4,710.91 SF · own street entrance
LOWER LEVEL	4,609.77 SF · own entrance
CEILING HEIGHT	11 ft and above on every level
STRUCTURE	No interior support columns
FRONTAGE	±40 ft on Dundas St W · ±115 ft deep
KITCHENS	Main and second floors · existing hood
PARKING	Several spaces · private rear drive

Areas per iGUIDE measurement prepared 2026/09/11, stated as exterior area. Approximate and subject to independent verification.

The Junction



RETAIL + COMMUNITY

- | | |
|---|--|
| 1 FreshCo
3400 Dundas St W | 9 No Frills
Pacific Ave |
| 2 Shoppers Drug Mart
3446 Dundas St W | 10 The Sweet Potato
108 Vine Ave |
| 3 LCBO
3520 Dundas St W | 11 NODO
Dundas St W |
| 4 Starbucks
St Clair Ave W | 12 3030
3030 Dundas St W |
| 5 Tim Hortons
3157 Dundas St W | 13 Sweet Trolley Bakery
3056 Dundas St W |
| 6 Walmart Supercentre
2525 St Clair Ave W | 14 Runnymede Healthcare
625 Runnymede Rd |
| 7 Stock Yards Village
Nations, Winners, HomeSense | 15 Annette Street Library
145 Annette St |
| 8 Canadian Tire + Metro
St Clair Ave W | 16 Runnymede Park
221 Ryding Ave |

DEVELOPMENT ACTIVITY

- | | |
|---|---|
| A 3239–3251 Dundas
Under construction · 138 rentals | E 3459–3461 Dundas
Approved · 45 homes + retail |
| B 3296–3316 Dundas
Approved · 191 rentals + retail | F 87 Ethel Avenue
Approved · 1,409 rentals |
| C Craft Residences
Under construction · 87 homes | G 142 Ryding Avenue
Proposed · 931 homes + park |
| D Junction Factory
Complete · 131 rentals + retail | H Pacific Residences
Complete · 120 homes |

3,000+ NEW HOMES
WITHIN AN 800 M WALK

Recent, active, approved and proposed projects. Status current to September 2026.

Approximate distance rings. Basemap: Esri Light Gray Canvas — Esri, HERE, Garmin, FAO, NOAA, USGS, OSM contributors. Select locations shown; distances are approximate and tenants are subject to change.

3278 DUNDAS ST W

WHY THIS BUILDING

Leasing Highlights

13,930 SF

ACROSS THREE FLOORS

Take one floor, two, or the whole building.

11 ft +

CEILING HEIGHT

Above eleven feet on every level.

3

PRIVATE STREET ENTRANCES

Every floor has its own front door onto Dundas.

0

INTERIOR SUPPORT COLUMNS

Clear span throughout. Nothing to design around.

2

COMMERCIAL KITCHENS

Main and second floors, with an existing hood.

Parking

ON SITE

Several spaces at the rear, off a private drive.

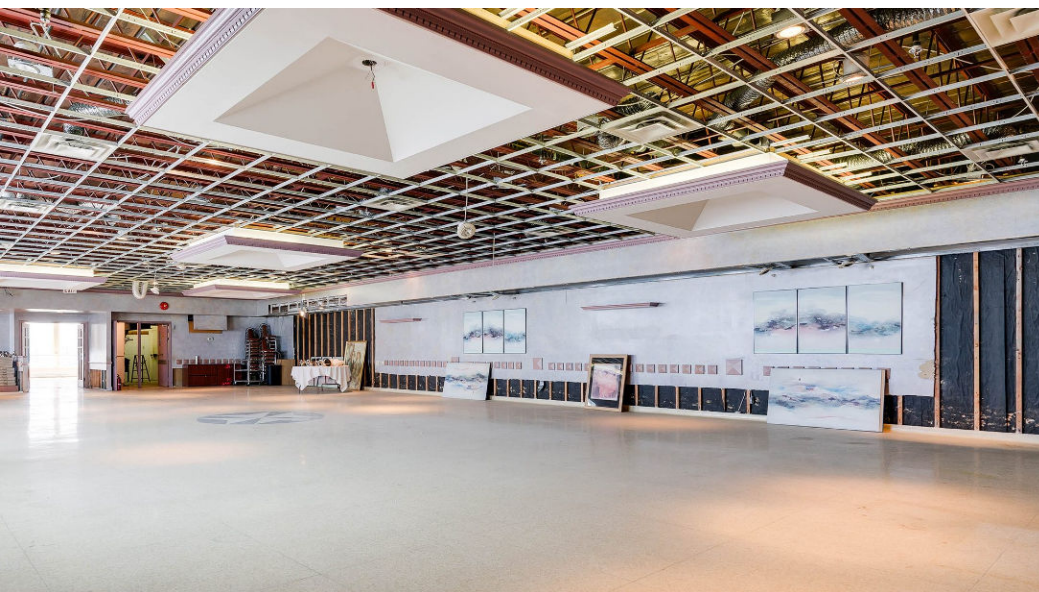
3278 DUNDAS ST W



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UNIT ONE
Main Floor

4,609.70 SF

AT GRADE • OWN STREET ENTRANCE



3278 DUNDAS ST W

06

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UNIT ONE

Main Floor

Kitchen, Front Room & Washrooms

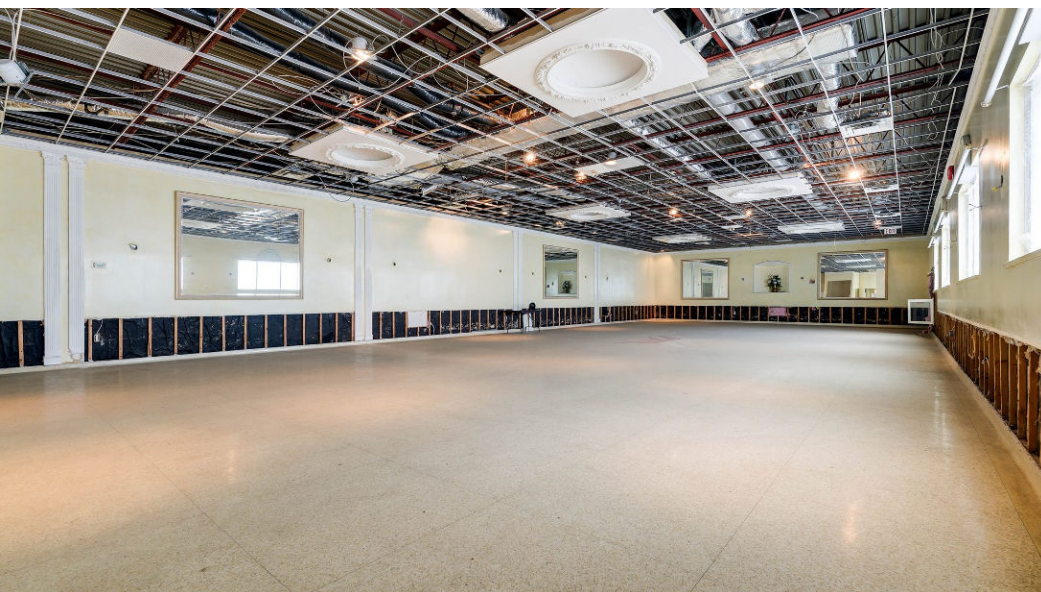
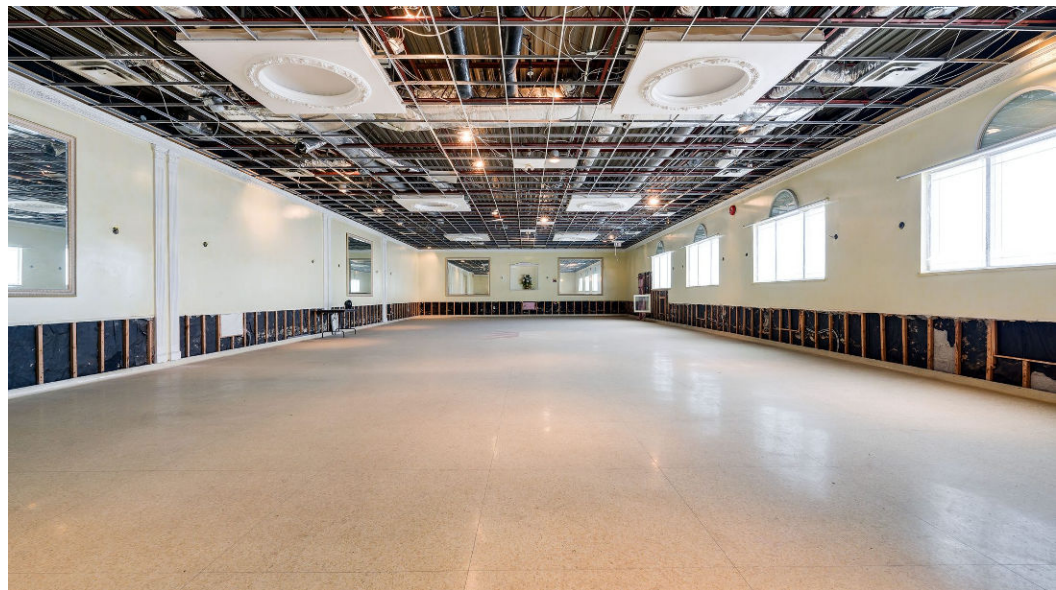
COMMERCIAL KITCHEN, FRONT ROOM AND THE FLOOR'S WASHROOMS



InTrust.
UNIT TWO
Second Floor

4,710.91 SF

CLEAR SPAN • OWN STREET ENTRANCE



3278 DUNDAS ST W

08

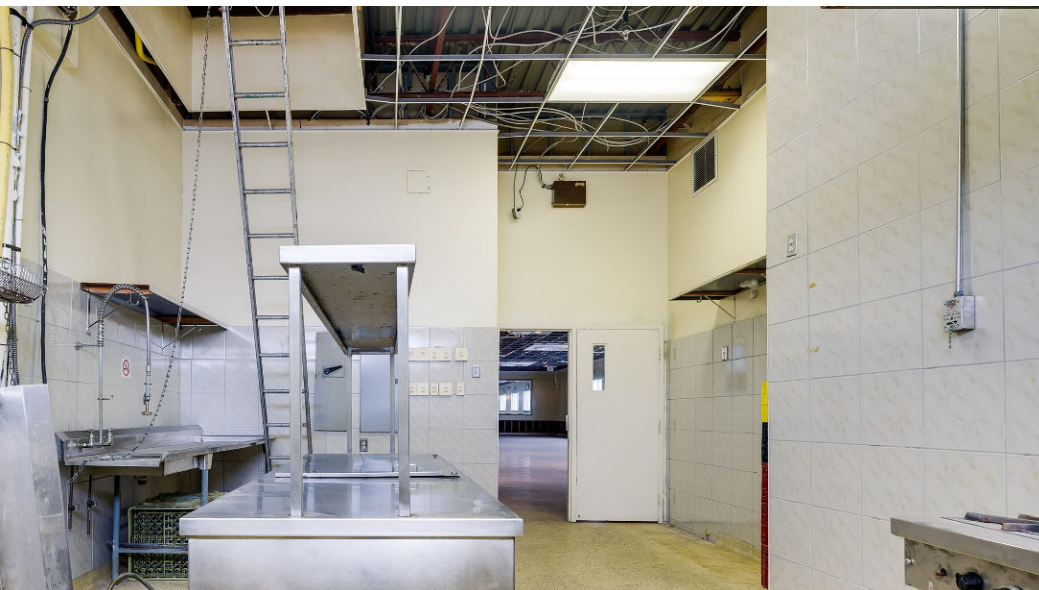
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UNIT TWO

Second Floor

Access, Kitchen & Washrooms

TERRAZZO STAIR, COMMERCIAL KITCHEN, TWO WASHROOMS



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UNIT THREE

Lower Level

4,609.77 SF

BELOW GRADE · OWN ENTRANCE



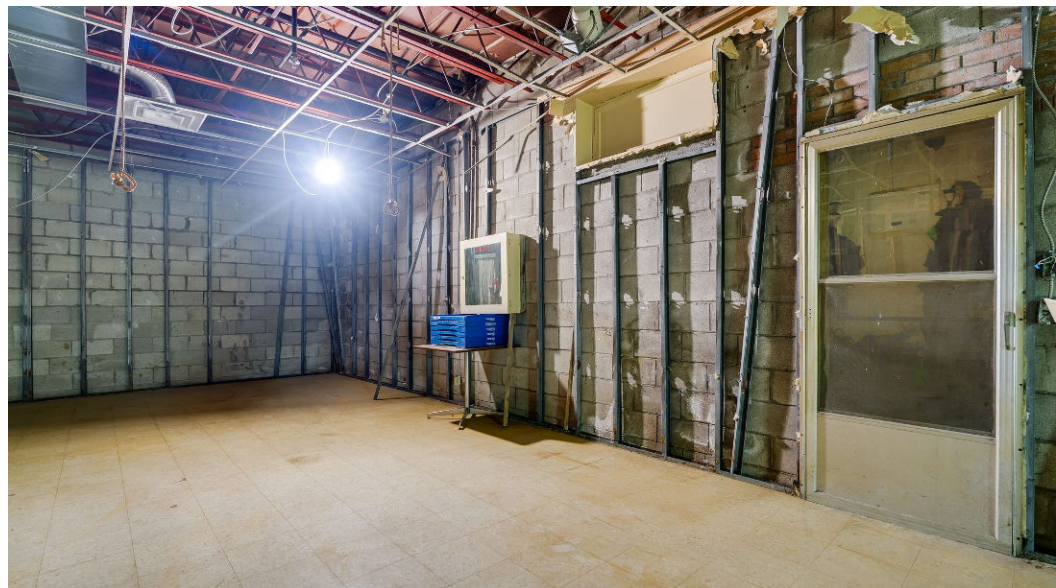
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UNIT THREE

Lower Level



Storage & Washrooms

TWO WASHROOMS, STORAGE AND UTILITY ROOMS



THE DEAL

Lease Summary

UNIT	AREA (SF)	NET RENT / SF	TMI / SF	GROSS / SF	MONTHLY GROSS
Main Floor Own entrance · commercial kitchen · washrooms	4,609.70	\$18.50	\$3.50	\$22.00	\$8,451
Second Floor Own entrance · commercial kitchen · two washrooms	4,710.91	\$14.50	\$3.50	\$18.00	\$7,066
Lower Level Own entrance · two washrooms · storage	4,609.77	\$8.00	\$3.50	\$11.50	\$4,418
All three floors Whole building, one tenant	13,930.38	\$13.67	\$3.50	\$17.17	\$19,935

Utilities are extra. Each tenant maintains its own unit.

WELL SUITED TO

- MEDICAL CLINIC

OFFICE

RESTAURANT

BAKERY & CAFÉ

FOOD PRODUCTION

FITNESS & GYM

SHOWROOM

GALLERY & STUDIO

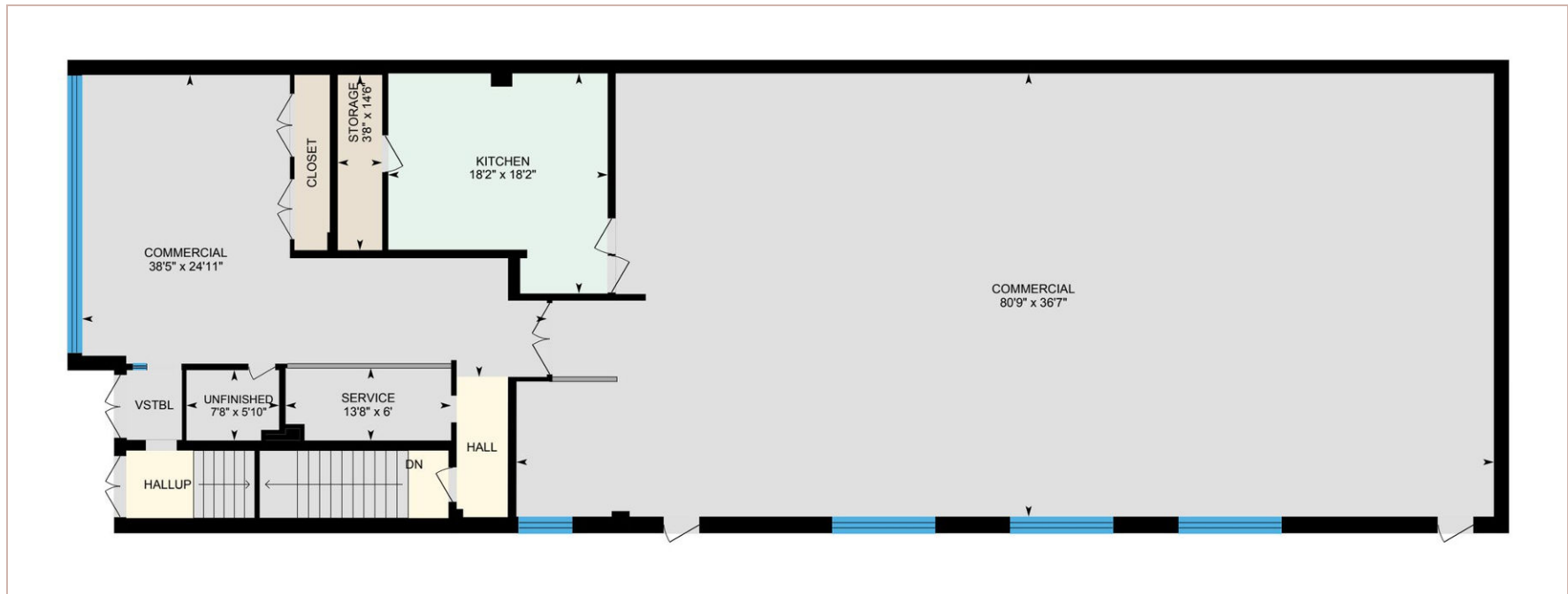
SCHOOL & TRAINING

THE LAYOUT

Main Floor

4,609.70 SF

EXTERIOR AREA · OPEN ROOM 80'9" x 36'7"



WALK THE 3D TOUR

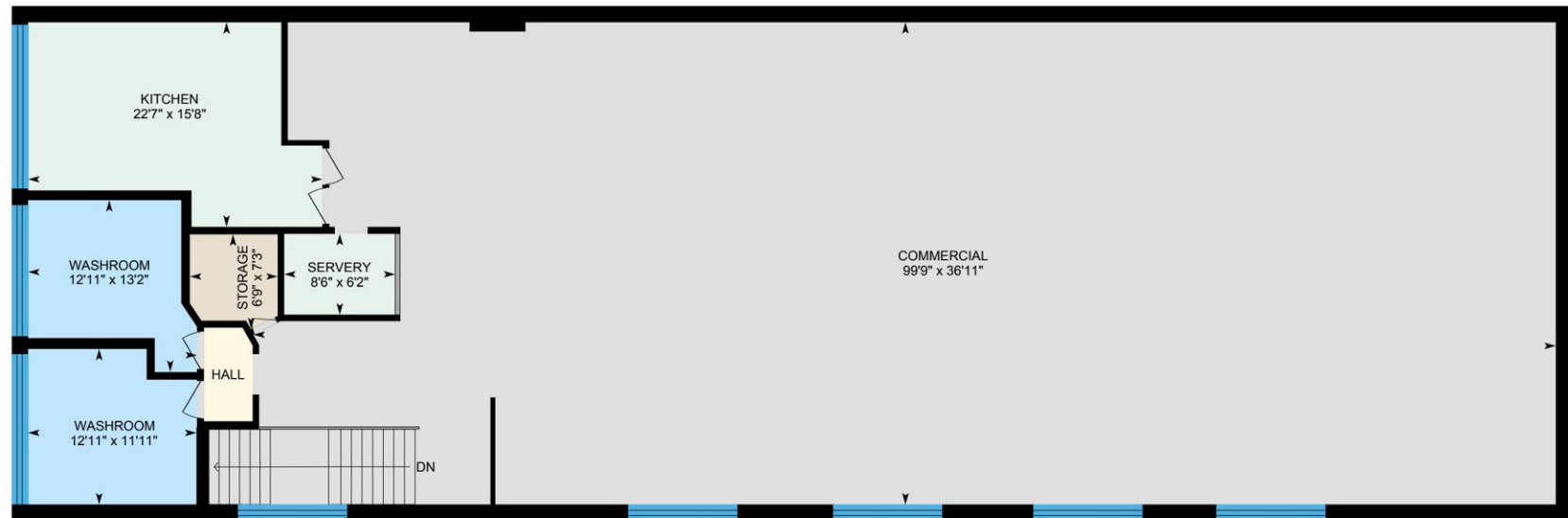
Measurements and plans per iGUIDE, prepared 2026/09/11. Approximate, not to scale, and subject to independent verification.

THE LAYOUT

Second Floor

4,710.91 SF

EXTERIOR AREA • CLEAR SPAN 99'9" x 36'11"



WALK THE 3D TOUR

Measurements and plans per iGUIDE, prepared 2026/09/11. Approximate, not to scale, and subject to independent verification.

THE LAYOUT

Lower Level

4,609.77 SF

EXTERIOR AREA • OPEN ROOM 73'10" x 36'9"



[WALK THE 3D TOUR](#)

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IMPORTANT NOTICES

Disclaimer

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Uses referred to in this document are illustrative of the suitability of the space and do not constitute a representation that any particular use is permitted. No zoning opinion has been obtained. Prospective tenants are responsible for satisfying themselves as to zoning, permitted uses, and any municipal approvals, licences or permits required for their intended use, and all uses remain subject to landlord approval. Rent, additional rent, term and all other terms are subject to change and to a formal offer to lease acceptable to the landlord. TMI is a 2026 estimate and is subject to reconciliation. Monthly figures shown are derived from the quoted annual rates and are for comparison only.

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