

2803

Dundas Street West

NNN Investment Opportunity
LCBO on Long-Term Lease



The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. is pleased to offer for sale the stratified freehold retail located at **2803 Dundas Street West, Toronto.**

Comprising 5,955 square feet with 17+ foot ceiling height and 166 feet of frontage along Dundas Street West, the property offers a carefree triple-net investment opportunity that is 100% occupied by the Liquor Control Board of Ontario (“LCBO”) with 7.4 years of term remaining.

Investment Highlights



High-profile asset with 166 FT of frontage in the heart of The Junction



Government backed tenancy with 7.4 years remaining



Longstanding tenant occupying site since 2017 with 2 x 5 years extension options



Stratified freehold ownership



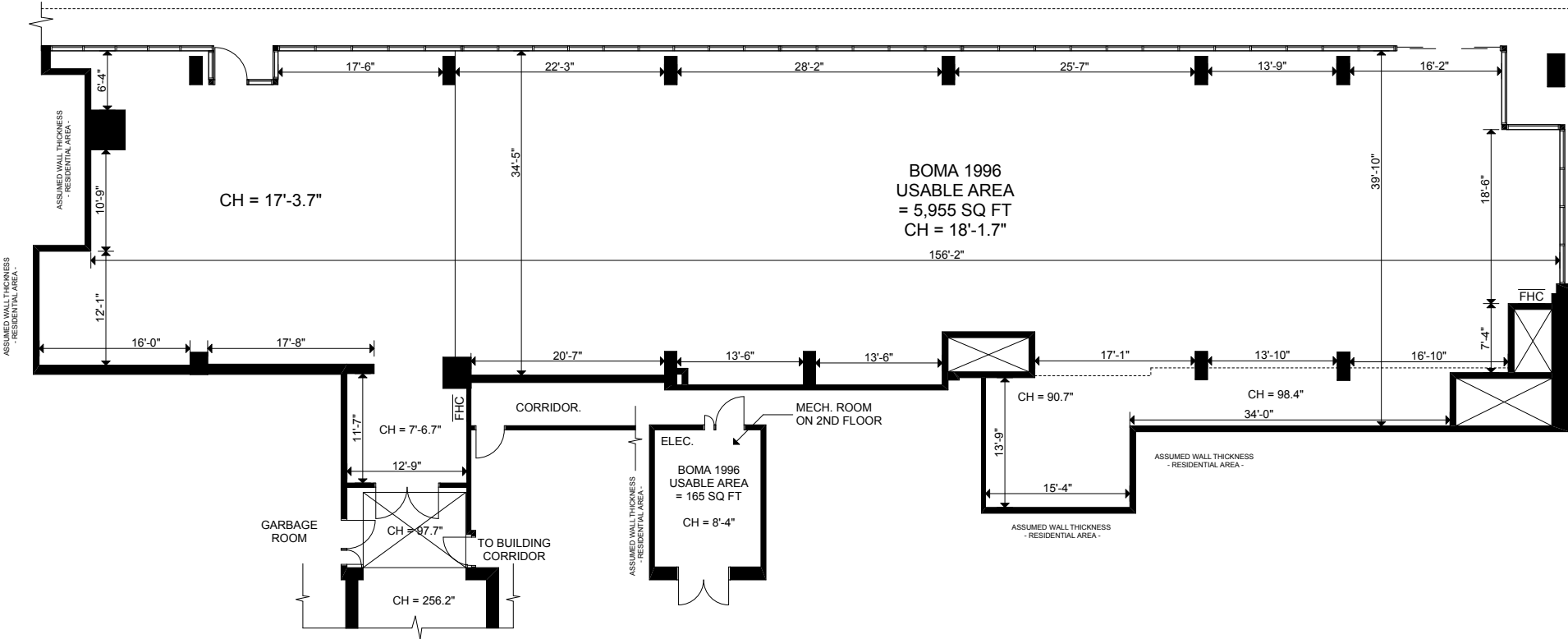
Rapid residential growth & development nearby



Salient Details

	GROSS LEASABLE AREA	5,955 SF		YEAR BUILT	2016
	INTERSECTION	Dundas Street West & Keele Street		NUMBER OF UNITS	1
	FRONTAGE	166 FT (Dundas Street West)		OCCUPANCY	100%
	CEILING HEIGHTS	17'4"		ZONING	MCR
	LEASE TERM REMAINING	7.4 Years		OFFICIAL PLAN	MIXED USE AREA

Floor Plan



Tenant Overview LCBO

The LCBO is a Crown agency and one of the world’s largest buyers and retailers of beverage alcohol. As Ontario’s largest distributor of beverage alcohol, the LCBO controls the sale of spirits and wine across the province. The organization offers more than 39,500 products annually from more than 80 countries to consumers and licensed establishments. The LCBO operates an extensive retail network of more than 680 retail stores and 388 convenience outlets, while also offering catalogue services, e-commerce platforms, and special-order services to meet diverse consumer needs.

Location Overview

The Property represents a premier investment property in the heart of the Junction neighborhood, surrounded by an array of restaurants and retail establishments.

Situated at the intersection of Dundas Street West and Indian Grove, the Property sits within one of Toronto’s most dynamic and trendy neighbourhoods, The Junction is known for unique restaurants, bars, breweries, and boutique stores. The Property is connected with busses along Dundas Street West, while the Dundas West TTC, Bloor Go Train, and UP Express stations are located 1.6km away. The area surrounding the Property is currently undergoing rapid intensification, with four projects under construction in the immediate vicinity.



The Junction Statistics

213,144
TOTAL POPULATION



154,737
DAYTIME POPULATION



\$106,408
AVG. HOUSEHOLD INCOME



\$100,256
AVG. HOUSEHOLD SPENDING



39.7
MEDIAN AGE



1.6%
POPULATION GROWTH

*Within 3KM radius

TRANSIT

- 1. Dundas St West at Keele St
- 2. Dundas St West at Annette St
- 3. Bloor GO
- 4. Dundas West

RESTAURANTS

- 5. The Junction Bull BBQ Pit + Bar
- 6. Mangiare - Italian Family Dining - Junction
- 7. Pi Co. Pizza Bar
- 8. Subway
- 9. LA REV
- 10. A&W Canada

DEVELOPMENT

- 11. Grain Lofts
- 12. Pacific Residences
- 13. Junction SQ Condos
- 14. 403 Keele Street
- 15. 2760 Dundas Street West

RECREATION

- 16. Green P
- 17. The Junction Farmers Market
- 18. Keele Community Centre

RETAILERS

- 19. Connect Fitness Studio
- 20. Junction Guitars
- 21. Dollarama
- 22. TD Canada Trust Branch and ATM
- 23. Canada Post
- 24. FreshCo Bloor & Dundas
- 25. JoJoFun Inc.

- TTC Subway Station
- TTC Line 2



Financing & Offering Process

ATTRACTIVE IN-PLACE FINANCING

Qualified buyers can assume the existing favorable financing in-place, offering immediate savings on financing costs and enhanced investment returns.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of the team below.

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Dundas Street West

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