



**FOR SALE**

**345 DUNDAS ST E, TORONTO**

**\$1,799,000**

**Profitable Business w/ NOI**

**2,000 Sq Ft**

**Business & Property**

**READY FOR SECONDS?**

Call me to discuss this listing today.

## LAUNDROMAT WITH BUILDING

Downtown Toronto corner property available with very successful laundromat on main level, and recently renovated 2 bedroom apartment on 2nd level. The business is owned and operated by the owner of building, and produces excellent cash flow with very minimal work involved and a 15 year history.

24 washers (double/triple/quadruple loads) and 22 dryers. Automated business operating 24hrs. Machines are low maintenance and this business is mostly hands-off.

The upstairs residential unit is a 1,000 sq ft 2 bedroom with a back patio/deck. Currently being renovated before being leased at approx \$1,800 rent plus utilities. All utilities have separate meters for retail and res units. Parking for 4.

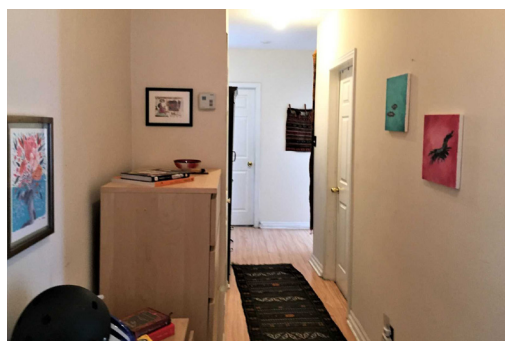
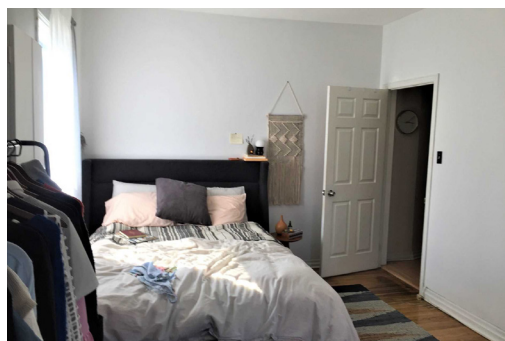


**RYAN EARL, Broker and Founder**

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This document is not meant to solicit existing listings. (12.2002).



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## BUSINESSES WITH PROPERTIES:



### BRUNELLO AT 27 ON FOURTH

- Successful business with property
- 2,025 sq ft
- Downtown Collingwood
- Very profitable restaurant



### THE ROYAL COACHMAN

- 327 Licensed restaurant and home
- 3,190 sq ft resto & 1,934 home
- Owner operated resto & home
- Very profitable business

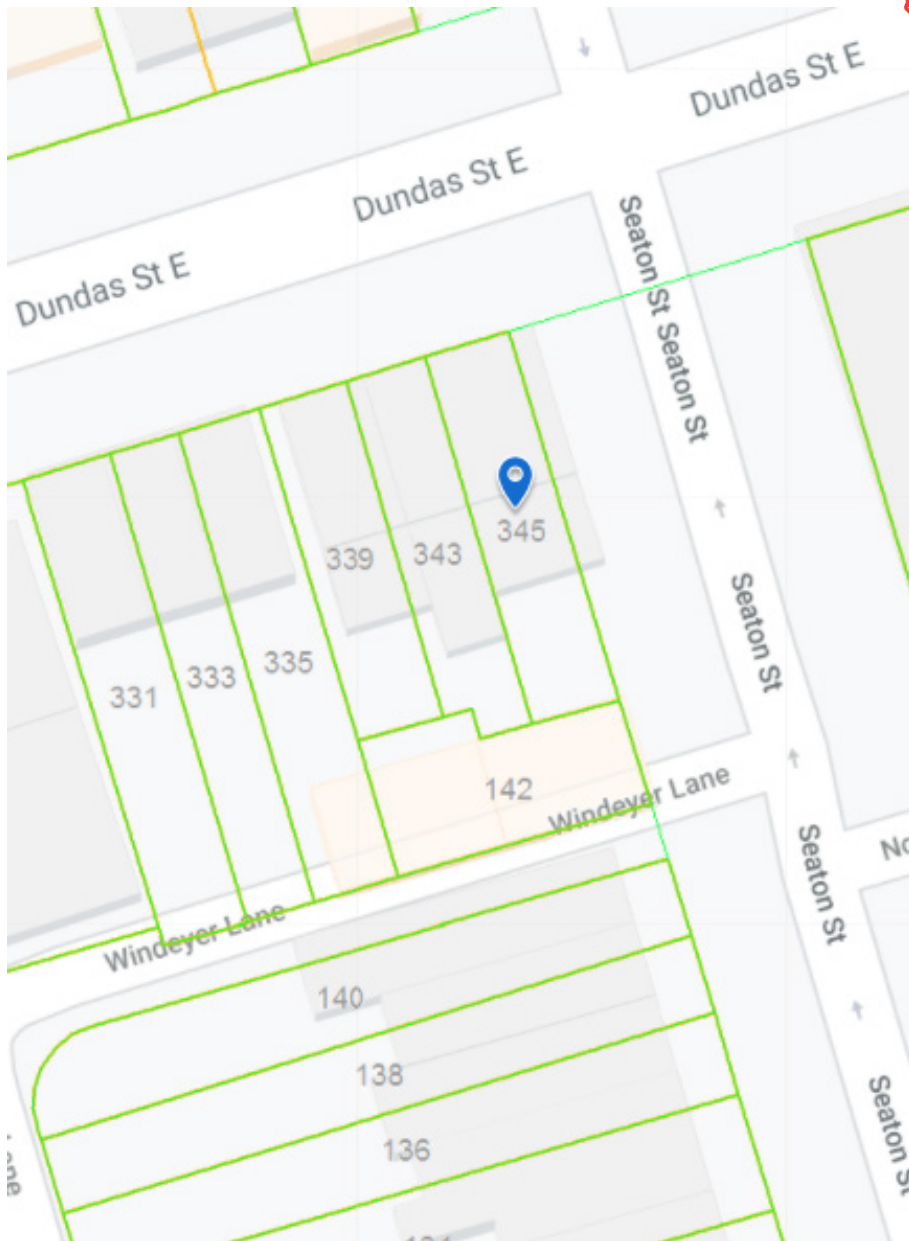


### PETRO-CANADA

- Petro-Canada Gas Station
- 1 Acre of land
- 6 income streams
- U-Haul + Quiznos Subs included



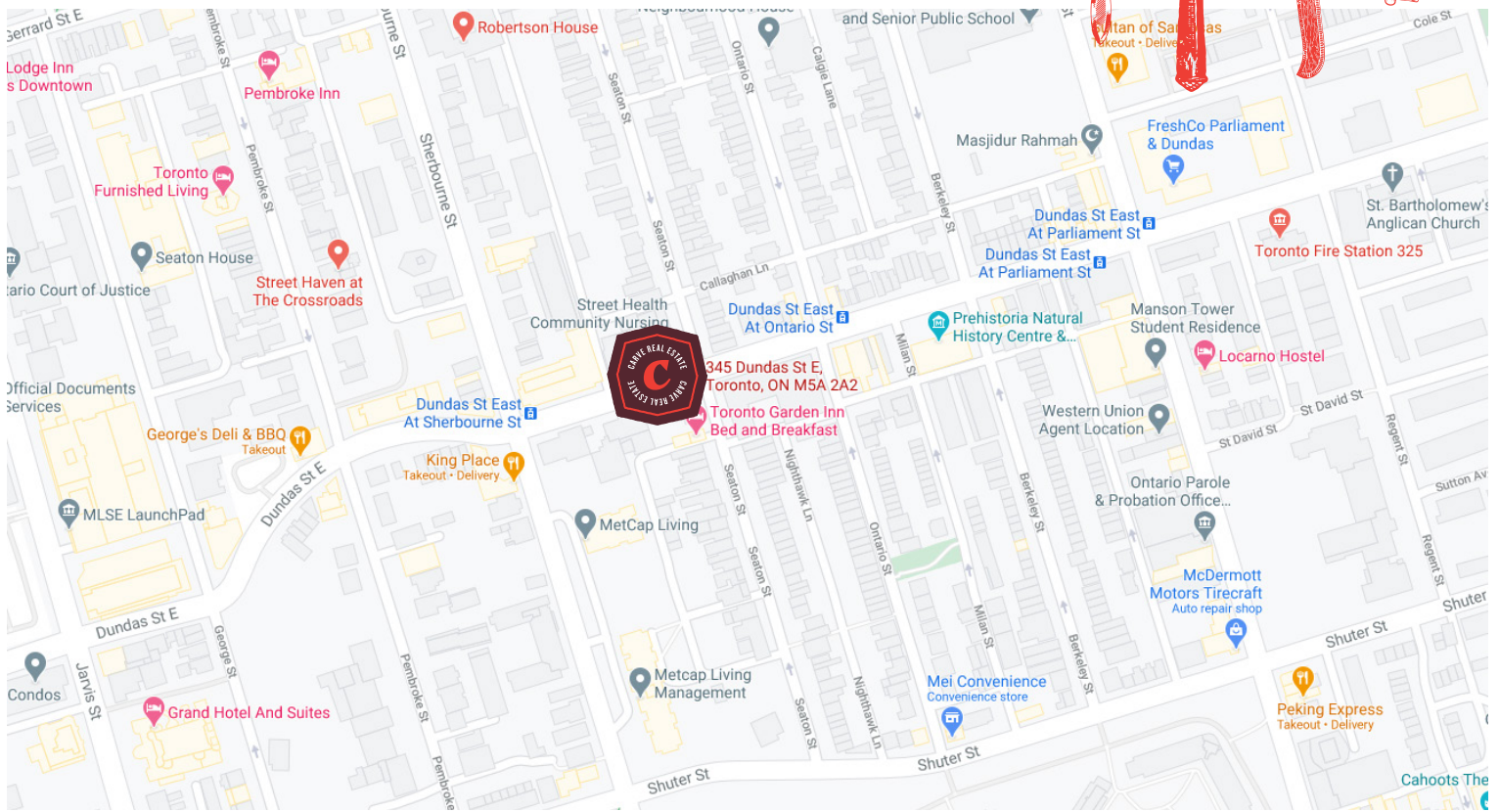
# carve REAL ESTATE



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## BUILDING DETAILS

345 Dundas Street East is located in Cabbagetown South in downtown Toronto. The 20 x 82.5 lot is located at the south-west corner of Dundas and Seaton Street, and offers excellent visibility from both streets.

Boulevard parking for 4 cars is available and utilized by the owners and tenants.

**Property Details:** The roof was replaced 8 years ago and is in excellent condition. There are separate utilities meters for hydro, water, and gas for both units as well as two separate water heaters to avoid shortages.

200 amp electrical service means that the machines can all be going without any shortage issues. Water is brought in via a 1 1/2" copper supply line.

Security cameras, timelock entry door, and a security alarm system are all active in the retail business unit.

### LOT SIZE

**Frontage:**  
20 ft along Dundas Street E

**Depth:**  
Approximately 82.5 ft

**Raw Measurements:**  
18.67 ft x 81.09 ft x 19.16 ft x 81.67 ft

**Total Area:**  
1,528.47 ft<sup>2</sup> (0.035 ac)



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