



**FOR SALE**

**2413 DUNDAS ST. W, TORONTO**

**\$159,000**

**\$5,250 Gross Rent**

**738 sq ft**

**Café**

## THE MERSEYSIDE

Located in a vibrant stretch of Dundas West, this well-established and much-loved café has a strong customer base. Just steps from the Dundas West TTC and GO/UP Express stations, this is a high-foot-traffic location with excellent visibility and strong daytime activity. Built from the ground up in 2016, the space is turnkey and fully equipped.

22 seats indoors, with space for additional café tables out front, the layout is efficient and inviting. The kitchen is laid out with efficiency in mind. Fully ventilated with a 6 ft hood. 2 washrooms, a high and dry basement with prep space, a private office, and plenty of underutilized storage for future growth.

Rent is \$5,250 gross with a 5 + 5 year lease in place, offering long-term stability in this desirable west-end pocket. Profitable with minimal hours of operation, clear potential for expanded service. Ideal for a wide range of concepts, this is a flexible, well-maintained space with no restrictions and no demolition clause.

**READY FOR SECONDS?**

Call me to discuss this listing today.



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

# Carve REAL ESTATE



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## OTHER LOCATIONS:



### VEGAN DANISH BAKERY

- Cafe Bakery QSR
- 1,200 Sq Ft
- \$5,466 Gross Rent
- Seating for 60



### ARMONIA PASTA BAR

- Licensed Restaurant
- 1,700 Sq Ft
- \$5,664 Gross Rent
- Seating for 30



### SWEETIE PIE

- Cafe Bakery QSR
- 750 Sq Ft
- \$7,876 Gross Rent
- Seating for 12 + 20 Patio

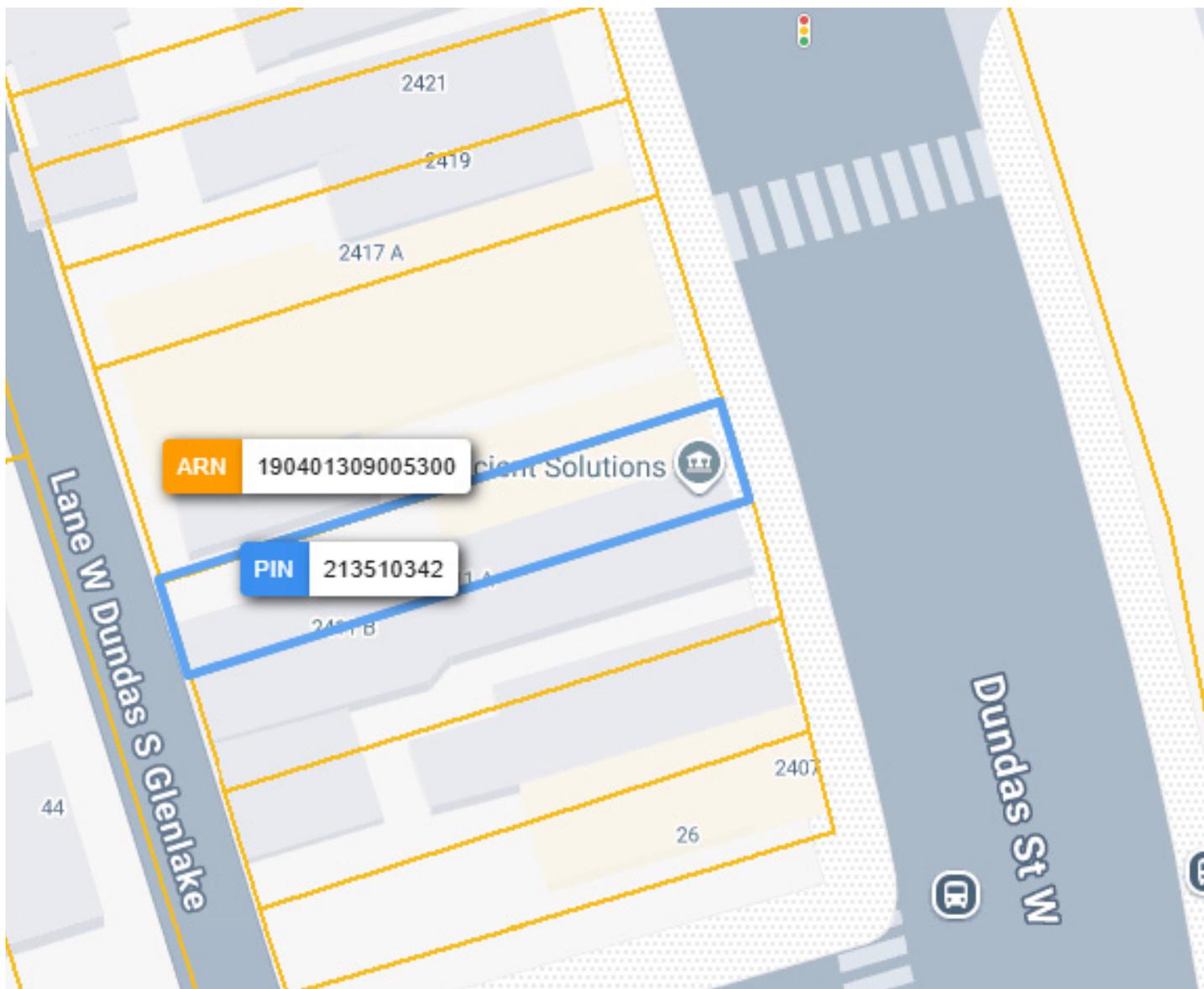


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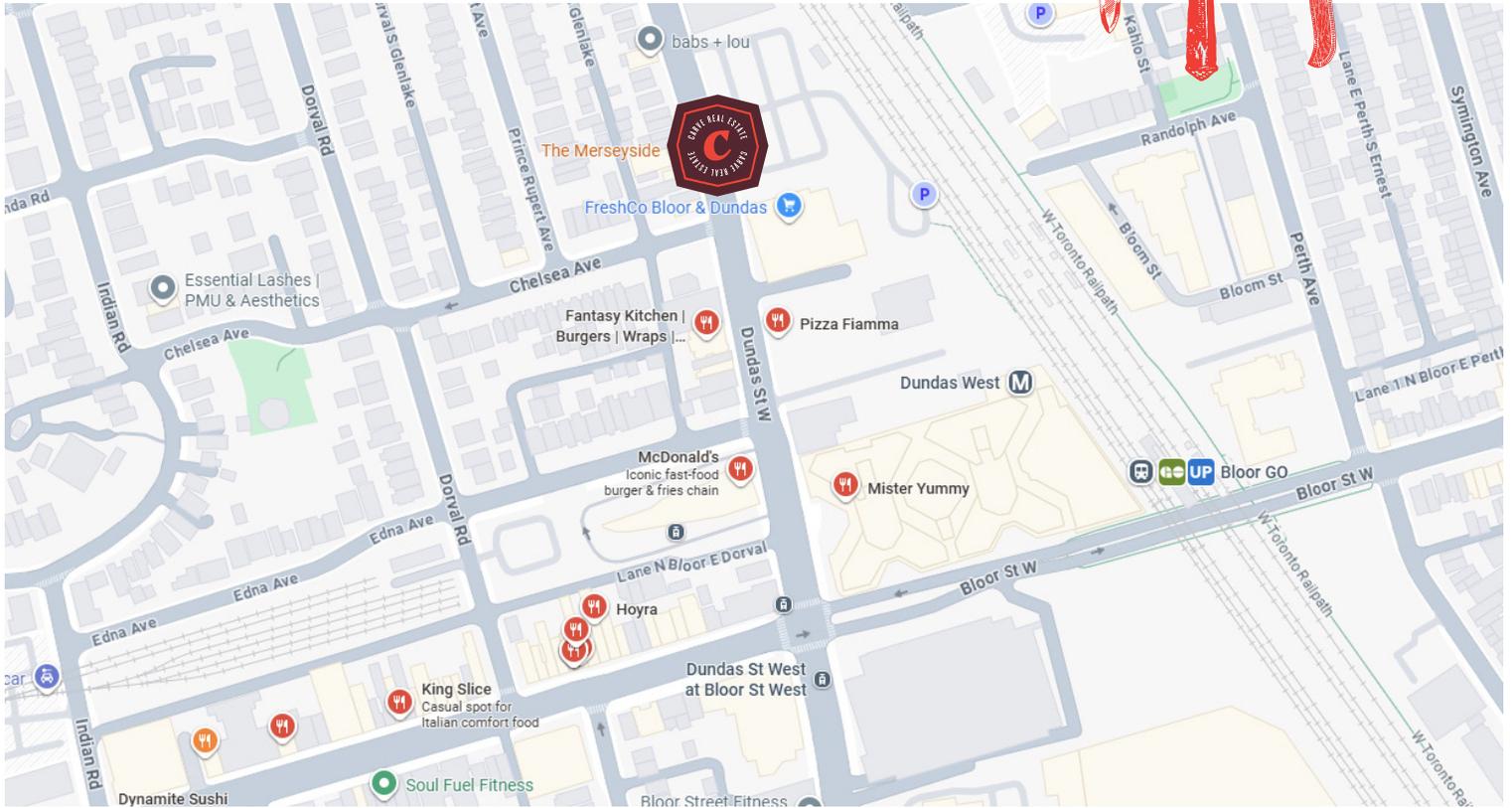
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## BUILDING DETAILS

Located in one of Toronto's most dynamic neighbourhoods. Surrounded by residential density and constant commuter traffic from nearby transit hubs, this space attracts a mix of loyal locals, students, professionals, and daily transit riders. Its popularity and strong branding have made it a destination in the west end.

This stretch of Dundas West is known for its strong sense of community, walkability, and growing mix of creative businesses, cafes, and independent retail. Just steps from Dundas West TTC, GO, and UP Express stations, it benefits from constant daily foot traffic and excellent transit connectivity. It is an ideal setting for a thriving business.

**Property Details:** With 400-amp newly upgraded electrical service, a thoughtfully designed layout, and a warm, charming interior, the space is well-positioned for continued success. Its accessible location, efficient size, and low overhead make it an ideal platform for an operator looking to grow in a high-demand area.

### LOT SIZE

**Frontage:**  
17.32 ft along Dundas St W

**Depth:**  
Approximately 99.84 ft

**Dimensions:**  
99.85 ft x 16.72 ft x 99.84 ft x 17.32 ft

**Size:**  
1,689.93 ft<sup>2</sup>



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