

3212 Dundas Street West

Key Details

Lot Size	25.25' x 139.92'	Heating	Hydronic in-floor + heat pumps
Possession	Flexible	Cooling	Wall Unit
Square Footage	2938 s.f. Total	Plumbing	Copper/Plastic
Taxes	\$9,448.71 (2025)	Electrical	200 AMP
Bedrooms	6+2	Roof	Flat, Asphalt Shingle
Bathrooms	5	Driveway	Lane
Year Renovated	2016	Garage	None
		Parking	2

Welcome to 3212 Dundas Street West

A turn-key investment opportunity in one of Toronto's most vibrant west-end communities. With stabilized net operating income of approximately \$117,460 per year, this fully renovated building offers four self-contained 2-bedroom suites, each thoughtfully designed with quality finishes and modern conveniences. The property features radiant heated floors throughout, along with in-suite laundry, custom kitchens and high-end appliances, and individual A/C units for year-round comfort. The suites feature a mix of high ceilings, bright south-facing living areas, and exceptional design details. Set on a large 25 x 140 ft lot with laneway access and parking for two cars, and with very flexible CR zoning, approval for a 1 or 2 unit lane suite is highly probable (Buyer to verify with City or Planner). Perfectly positioned within the Junction's thriving mix of cafes, restaurants, and local shops, and just minutes to Bloor West Village, the Stockyards, top-rated schools, and frequent TTC service. Whether you're an investor or a buyer exploring multi-generational living, 3212 Dundas St W offers a rare blend of location, lifestyle, and long-term value in the heart of Toronto's west end.

Unit 101 (Main Level)

- Open concept living and dining room combined with pot lights, window overlooking the front yard and radiant concrete heated floor
- Kitchen with quartz countertop, undermount sink, under cabinet lighting, pot lights and appliances: Blomberg oven, Faber slide out range hood, Blomberg built-in fridge and built-in Bosch dishwasher
- Primary and second bedroom with double closets, large windows, centre light fixtures and radiant concrete heated floors
- Three-piece bathroom with vanity, vanity light, tile floor, toilet and large walk in stand up shower with tile wall surround, rain showerhead, pot light and glass door
- Two piece bathroom with vanity, vanity light, tile floor and toilet
- Laundry/storage room with Samsung washer and Samsung dryer

Unit 201 (Second Level)

- Open concept living and dining combined with window, pot lights and radiant concrete heated floor
- Kitchen with centre island with quartz countertops, double undermount stainless steel sink, pot lights, under cabinet lighting and appliances: Wolf gas oven, Wolf gas cooktop, Faber slide out range hood, Leibherr built-in fridge and Bosch dishwasher
- Primary and second bedroom with double sliding door closets, large windows, centre light fixtures and radiant concrete heated floors
- Three-piece bathroom with vanity, vanity light, tile floor, toilet and large walk in stand up shower with tile wall surround, rain showerhead, pot light and glass door
- Two piece bathroom with vanity, vanity light, tile floor and toilet
- Laundry/storage room with white Blomberg washer and dryer

Unit 301 (Third Level)

- Open concept living and dining room combined with large floor to ceiling sliding door walk out to patio, pot lights and radiant concrete heated floor
- Kitchen with quartz countertop, double undermount stainless steel sink, quartz backsplash, under cabinet lighting and stainless appliances: Samsung oven, Hauslane range hood, Bosch dishwasher, Whirlpool fridge
- Primary and second bedroom with large windows, pot lights and radiant concrete heated floors
- Five-piece bathroom with double vanity, vanity light, tile floor, toilet, large walk in stand up shower with tile wall surround, rain showerhead, built-in bathtub, steam sauna unit, pot light and glass door
- Laundry closet with stacked GE washer and dryer, pot light and custom built-ins

Unit B1 (Lower Level)

- Open concept living and dining room combined with pot lights, window and radiant concrete heated floor
- Kitchen with quartz countertop, undermount sink, under cabinet lighting, pot lights and appliances: Blomberg oven, Faber slide out range hood, Blomberg built-in fridge and Frigidaire dishwasher
- Primary and second bedroom with double closets, windows, centre light fixtures and radiant concrete heated floors
- Three-piece bathroom with vanity, vanity light, tile floor, toilet and large walk in stand up shower with tile wall surround, rain showerhead, pot light and glass door
- Two piece bathroom with vanity, vanity light, tile floor and toilet
- Laundry/storage room with Samsung washer and Samsung dryer

Exterior

- Alum Siding exterior
- Outdoor patio space
- Parking for 2 cars

Updates & Features

- Total rebuild of the original house completed in 2017
- Demolition of the entire house except east and west brick walls
- The basement was underpinned, excavated and waterproofed while the back of the building was extended back
- Construction by Lincoln Stevens construction and design
- Combination of wood and steel frame construction
- Gypcrete lightweight concrete on every floor with radiant in floor heating throughout the building including basement
- 9' foot ceilings on every above ground floor while the basement has 8' clear ceilings
- Kitchens by Olympic Kitchens

Rental Income Information

Unit	Monthly \$	
B1	\$2,500	
101	\$2,750	
201	\$3,250	
301	\$3,200	
Total Rent Per Annum	\$11,700	\$140,400

APPROXIMATE ANNUAL EXPENSES 2025

Item	Monthly \$	
Hydro	\$70	
Gas	\$176	
Water/Utilities	\$296	

Item	Monthly \$	
Hydro	\$70	
Insurance	\$182	
Maintenance/Snow/Lawncare	\$400	
Property Taxes	\$787.39	
Total	\$1,911.39	\$22,936.68
Total Net Operating Income		\$117,463.32

*The rental amounts, expenses, and any other financial data provided in this document are for informational purposes only. The Seller, Listing Brokerage, Listing Salespersons or any affiliated parties do not assume liability for any errors or omissions, nor do they guarantee the accuracy or completeness of the information provided.

Inclusions, Exclusions & Rentals

Inclusions: All electrical lights fixtures and window coverings unless otherwise noted in exclusions. Unit B1: Mitsubishi air conditioner and heat pump (1), HRV unit, Blomberg oven, Blomberg built-in fridge, Frigidaire dishwasher, Samsung washer and Samsung dryer, Faber slide out range hood. Unit 101: Mitsubishi Air conditioner and heat pump (1), HRV unit, Blomberg oven, Blomberg built-in fridge, built-in Bosch dishwasher, Samsung washer and Samsung dryer, Faber slide out range hood. Unit 201: Mitsubishi Airconditioner and heat pump (3), HRV unit, Wolf gas oven, Wolf gas stove top, Leibherr built-in fridge, Bosch dishwasher, Faber slide out range hood, Blomberg washer and Blomberg dryer: Unit 301: Mitsubishi Airconditioner and heat pump (3), Samsung oven, Hauslane range hood, Bosch dishwasher, Whirlpool Fridge, GE stacked washer and dryer, Kwest art sculpture, steam sauna unit in shower.

Exclusions: All chattels and fixtures belonging to tenants including but not limited to: wall mounted TV's, kitchen/dining light fixtures (2), Primo water cooler, wine fridge, drapery window panels.

Schools

Complete list of schools with live links on babiakteam.com