

# 55 Dundas Street East Toronto, ON

## Asking Price: \$Bring an Offer



## Downtown Landmark

**LOCATION:** 55 Dundas St. E. Toronto, ON (Yonge St. / Dundas St.)

Custom-Built 6 Story Building In Excellent Location. Steps From Dundas Square And Eaton Centre. Right In Heart Of The City.

### DETAILS:

**Lot Area:** 31'X98.22' 3,094.87 Sq. Feet  
**Total Area:** 16,251 Sq. F  
**Retail Area:** 2,708 Sq. F  
**Lease:** AAA Tenant (HAKIM OPTICAL) Long term lease +  
**TMI:** \$10 2014 (To be verified)  
**Zoning:** Commercial  
**Heat:** Forced Air Gas  
**Building Age:** 0-5 Years  
**Legal Description:** Pt Lt 21 W/S Bond St 22 W/S Bond St Pl 22A Toronto As In Ca734266

### INCOME:

**Net Income:** \$600,000+ Annual Net (to be verified)

Prime downtown location, Dundas Square in heart of Down Town Toronto, Great opportunity for Investors, Free standing building, 5 story plus basement fully occupied with long term leases. Dundas Square has hosted numerous public events performances and art displays, established itself as a prime tourist attraction. Dundas Square is the business intersection in Canada.



**Shahin Mirkhan**  
Broker of Record/President

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