



2738 DUNDAS STREET WEST

THE MACARONI FACTORY
THE JUNCTION

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FOR LEASE

UP TO 7,211 SF CUSTOMIZED TO YOUR NEEDS



Fully renovated, accessible and environmentally friendly brick & beam building

Massive list of upgrades including new:

Windows, entrance, core (elevator & stairs), electrical, plumbing, mechanical (HVAC/AC), bathrooms, roof top patio and more!

Modernized and upgraded to maximize energy efficiency to minimize TMI, while capitalizing on the building's historic charm.

The chance to secure and customize a long term space for your business to grow in the heart of the Junction – one of Toronto's hippest, vibrant and growing communities.

A walker's paradise with a score of 92/100, access to restaurants, microbreweries, shops, bakeries, boutiques & markets, transit, all just steps away!

- Light on all 4 sides
- New operable windows allowing fresh air on all 4 sides (post covid consideration)
- Access directly into unit from street (post covid consideration)
- Adjacent to tree park (oasis in the city)
- Accessible elevator to all levels including spectacular rooftop patio
- Steps from The Rail Path

PROPERTY OVERVIEW

2738 Dundas Street West is located in the heart of The Junction.

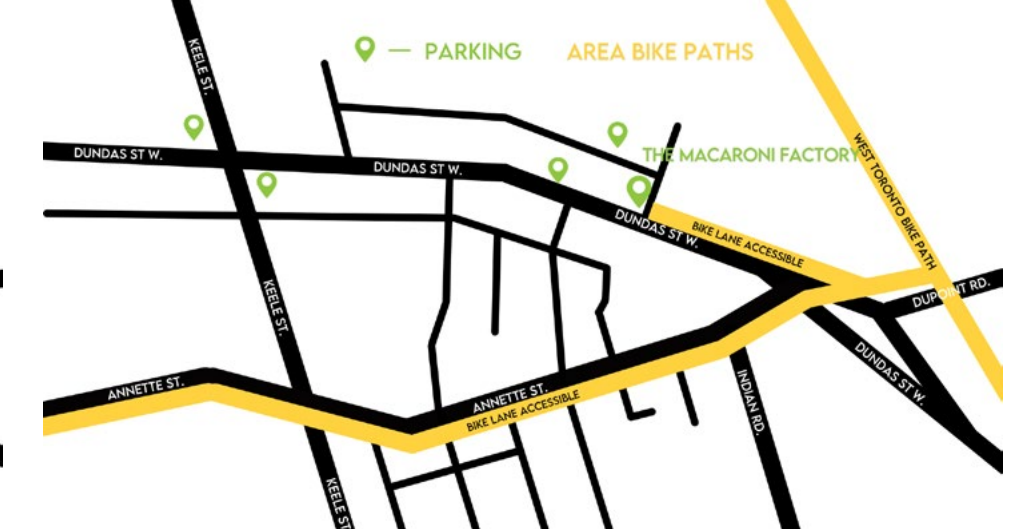
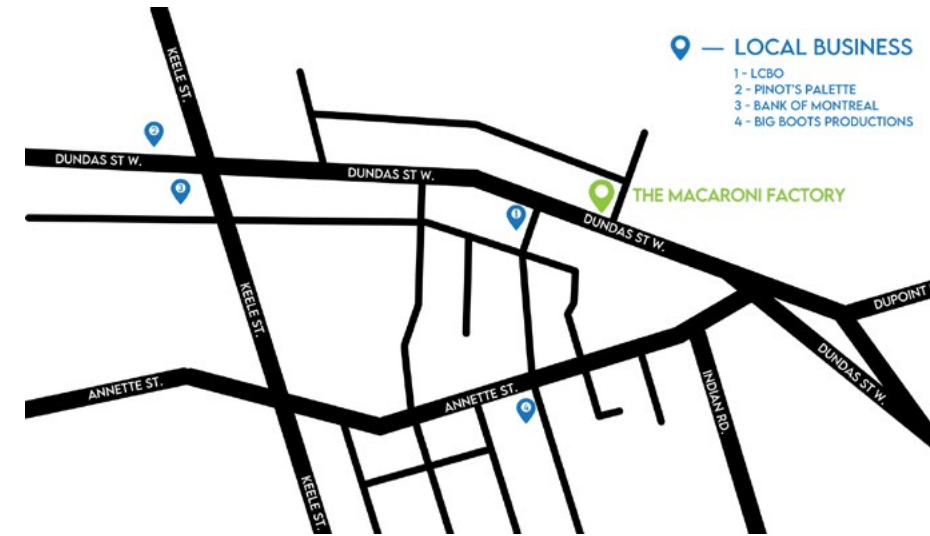
While maintaining its historic charm, this brick and beam building is undergoing a stunning upgrade. The building can accommodate a single floor or multi floor user and all tenants will have access to the rooftop patio.

AVAILABLE AREA

First Floor 3,948 RSF

Lower Level 3,263 RSF

Total Available 7,211 RSF



A NEIGHBOURHOOD ON THE UP & UP

The Junction, with its strategic location, offers unparalleled convenience for transportation options. The UP Express, a quick and efficient way to travel between the neighborhood and Union Station, departs four times an hour from the conveniently located Bloor Station just a short 5 minute transit connection from The Macaroni Factory, ensuring a swift arrival downtown within seven minutes.

This transit option is a testament to the Junction's connectivity. Moreover, multiple TTC and GO Transit services are easily accessible on foot, making it a dream for anyone constantly on the move. In addition to these public transit options, the neighborhood's proximity to major highways further enhances accessibility, making it a truly convenient hub for commuters and residents alike.

577,725
TOTAL POPULATION

+/- 5,000
NEIGHBOURHOOD EMPLOYEES

40,000
MOCA VISITORS ANNUALLY

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A RISING NEIGHBOURHOOD. A CONNECTED LOCATION.

The iconic orange bridge, a neighbourhood landmark, serves as the symbolic entryway to The Junction. What was once under-utilized railway tracks has been transformed into The West Toronto Railpath, connecting communities and providing accessibility to cyclists and pedestrians.

This revitalized space not only enhances mobility but also conveniently links the neighbourhood to the UP Express and Dundas West subway station. It's a testament to The Junction's commitment to improving the quality of life for its residents, combining accessibility, culture, and dining options to create a vibrant and thriving community.

\$83,500 / YR

Average Household Income
of Junction Triangle Residents

6.00%

Total Increase in Population
(2011 to 2016)

9/10

Junction Triangle Residents
Hold a Degree

MILLENIALS

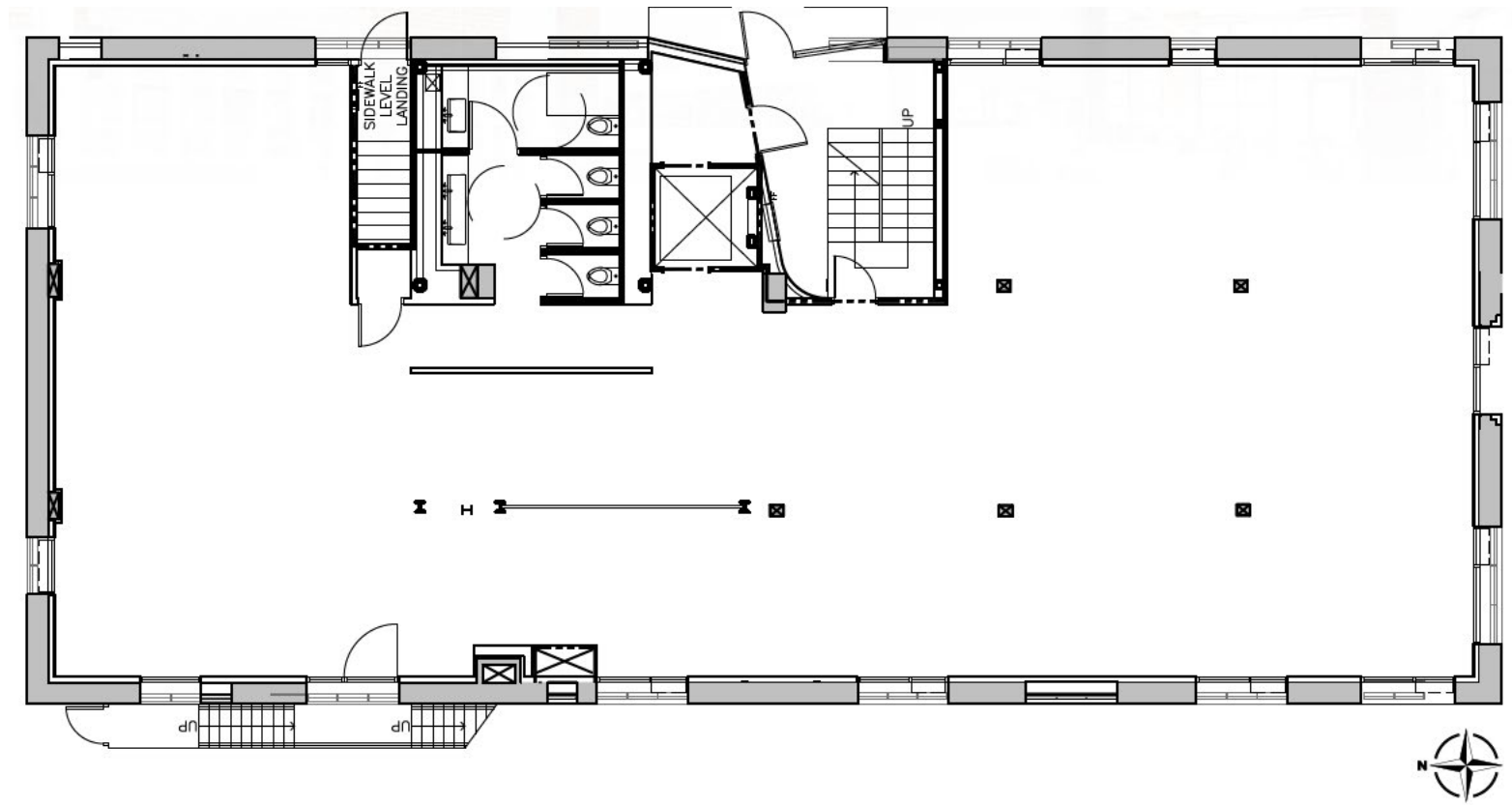
Are the Dominant Age Group
in the Junction Triangle





UPPER GROUND

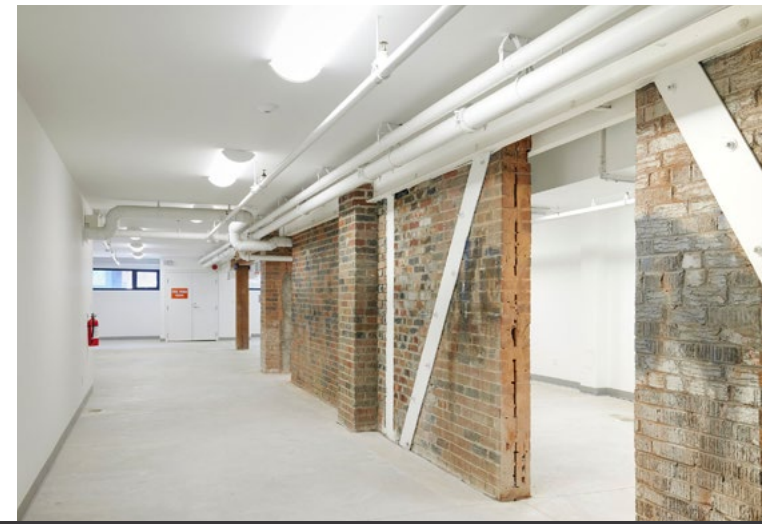
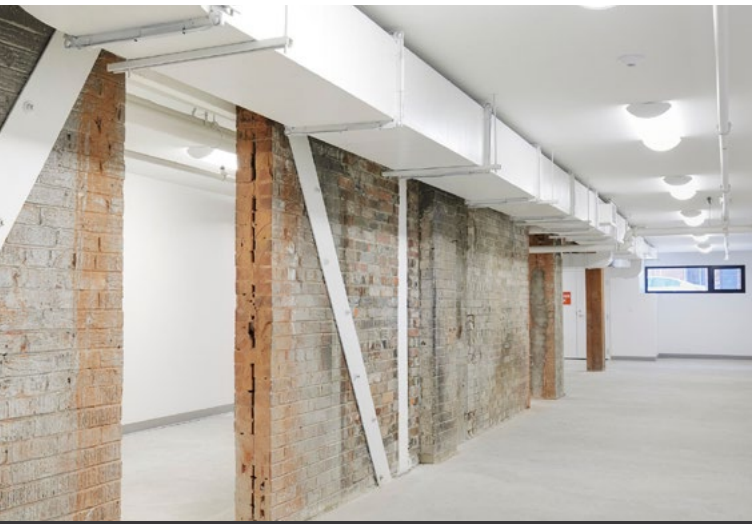
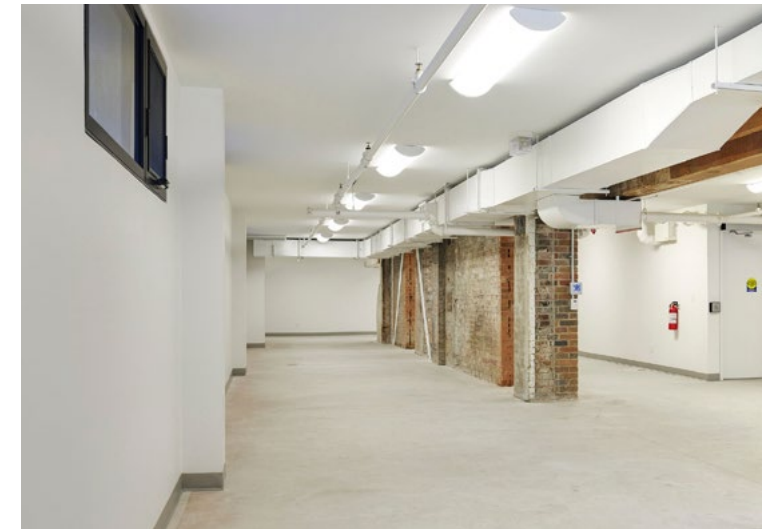
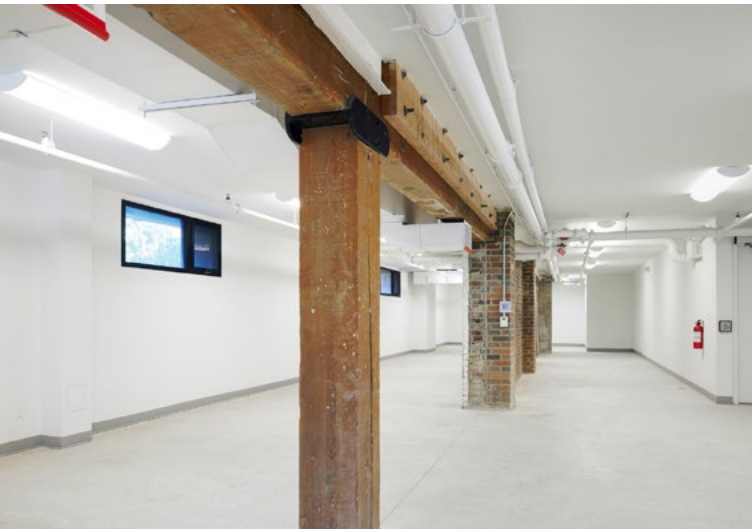
UPPER GROUND - FLOOR PLAN



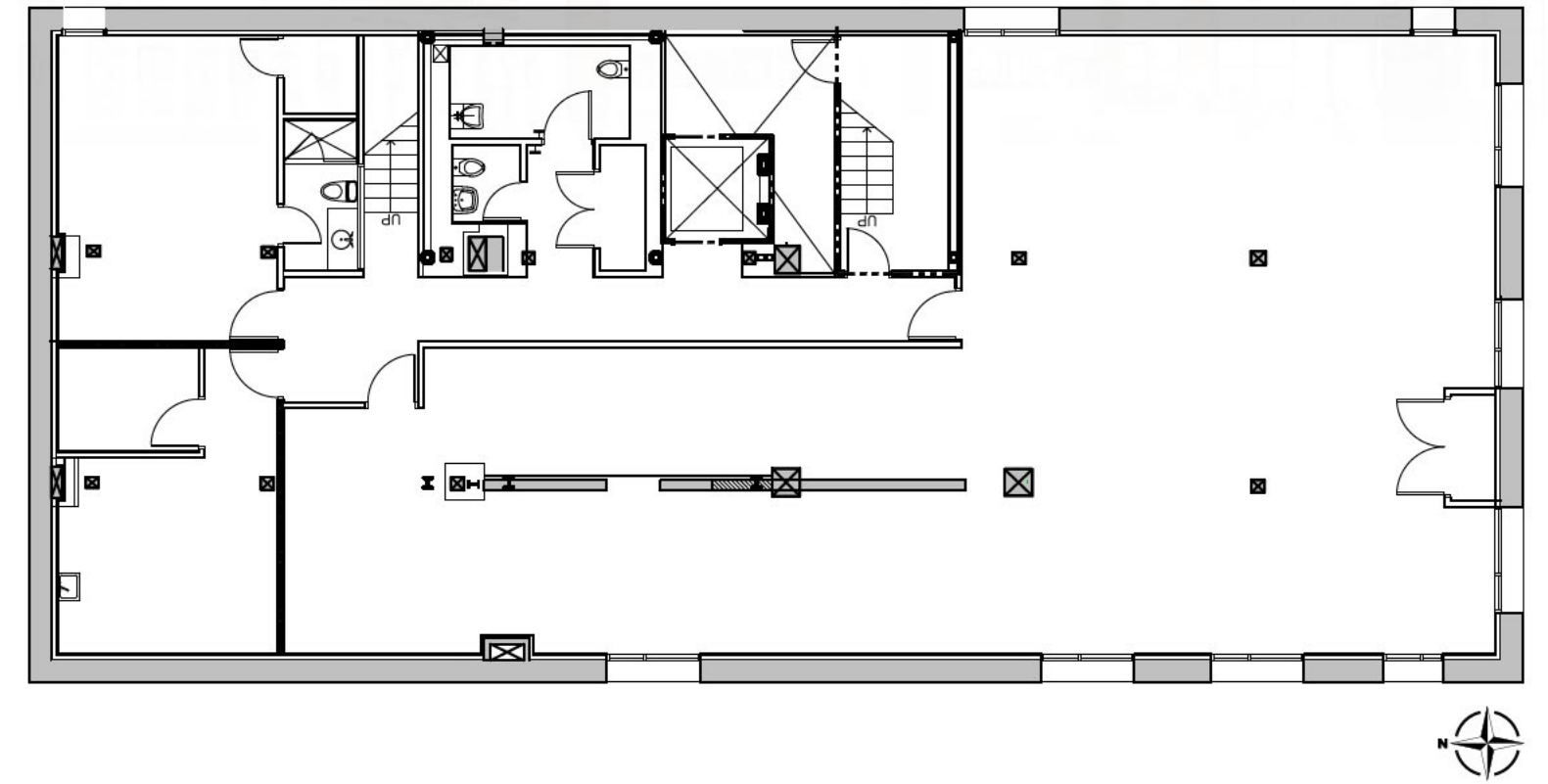
LEASED

UPPER GROUND | 3,948 RSF

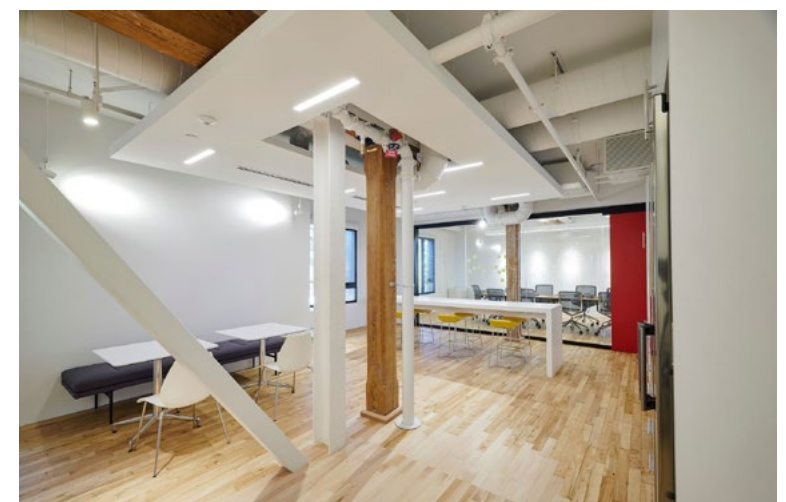
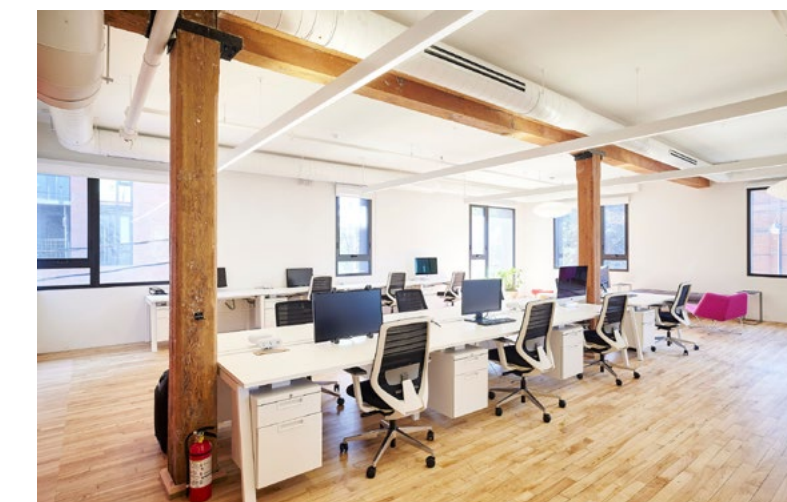
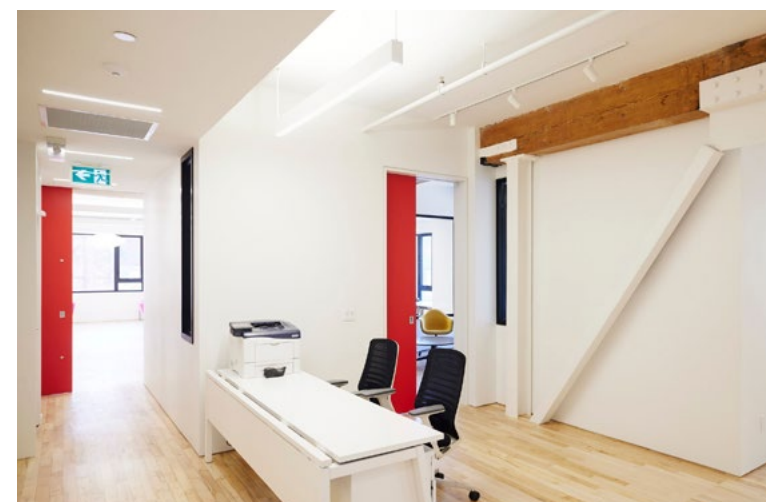




LOWER GROUND - FLOOR PLAN



LOWER GROUND | 3,263 RSF



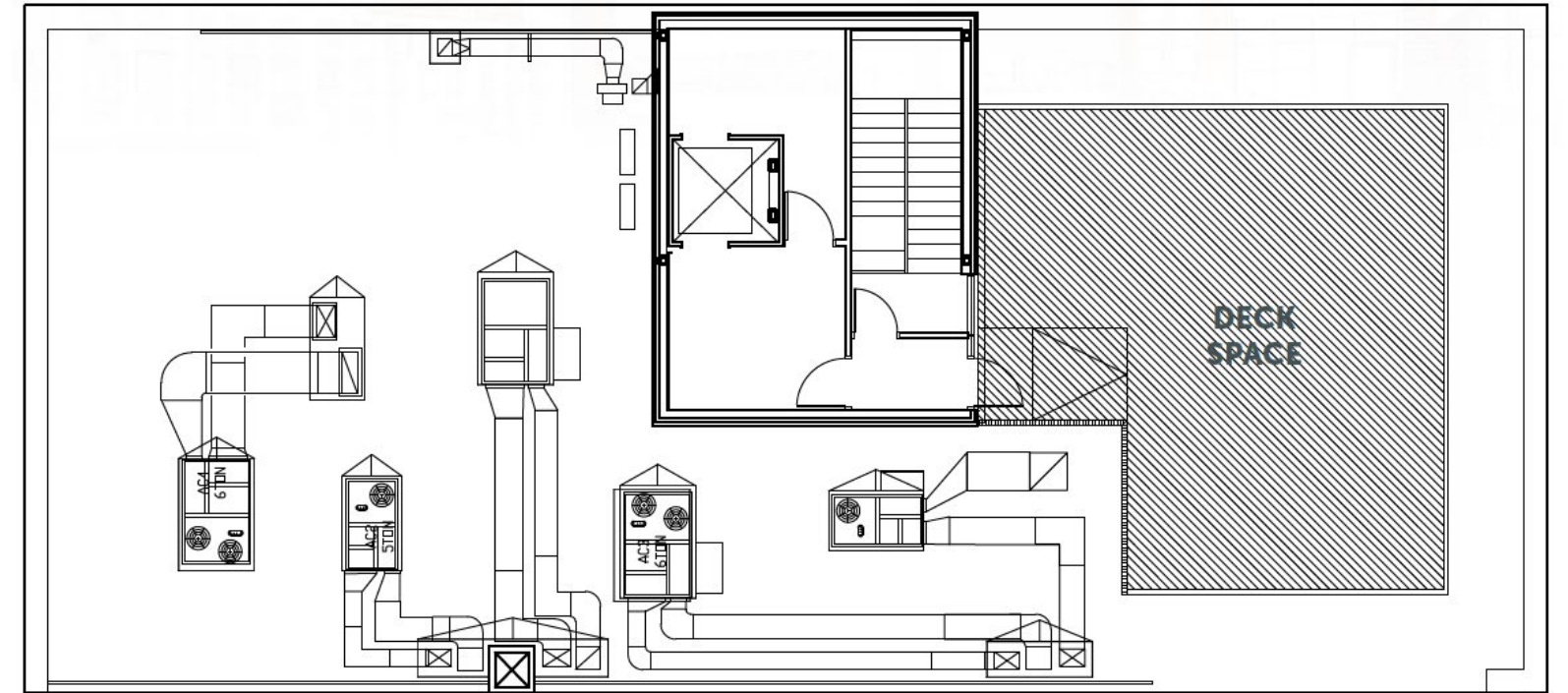
LEASED



ROOF TOP

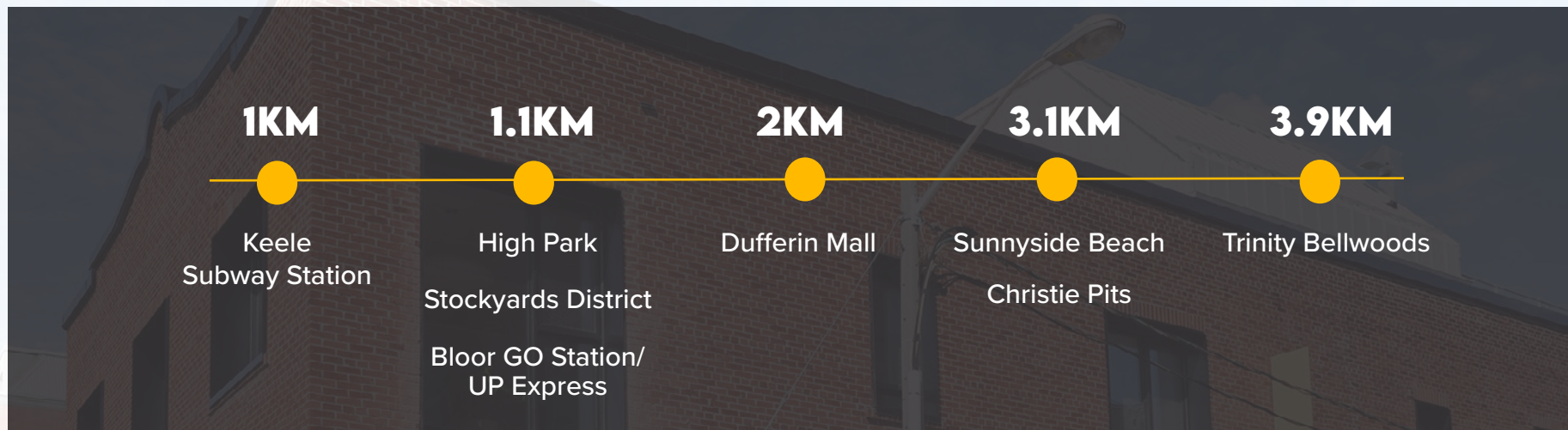



ROOF TOP - FLOOR PLAN



ROOF TOP | 1,000 RSF

CONNECTIVITY



 **92**
Walk Score

 **83**
Transit Score

 **97**
Bike Score



REC Canada is a full-service real estate sales and consulting brokerage, operating under the banner of Royal LePage Signature. Our Toronto based company is comprised of experienced realtors with storied track records across all property asset classes. Since our inception, we have been steadfast on our journey to become the top team in the nation by always delivering “World Class Service Experience” to our clients. Our specialized client intake ensures we understand the minutiae of your goals and needs. As we custom build a solution for you, we will consistently educate you in the process to ensure complete confidence and comfort. Our tailored Concierge Services have been the cornerstone of our success, as we provide real estate support to thousands of our clients, with practical advice in property management, vetted contractor and trade referrals and the best certified real estate power team in the nation. Every lawyer, accountant, inspector, plumber or any tradesperson you may need will exceed our expectations, but more importantly yours.



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