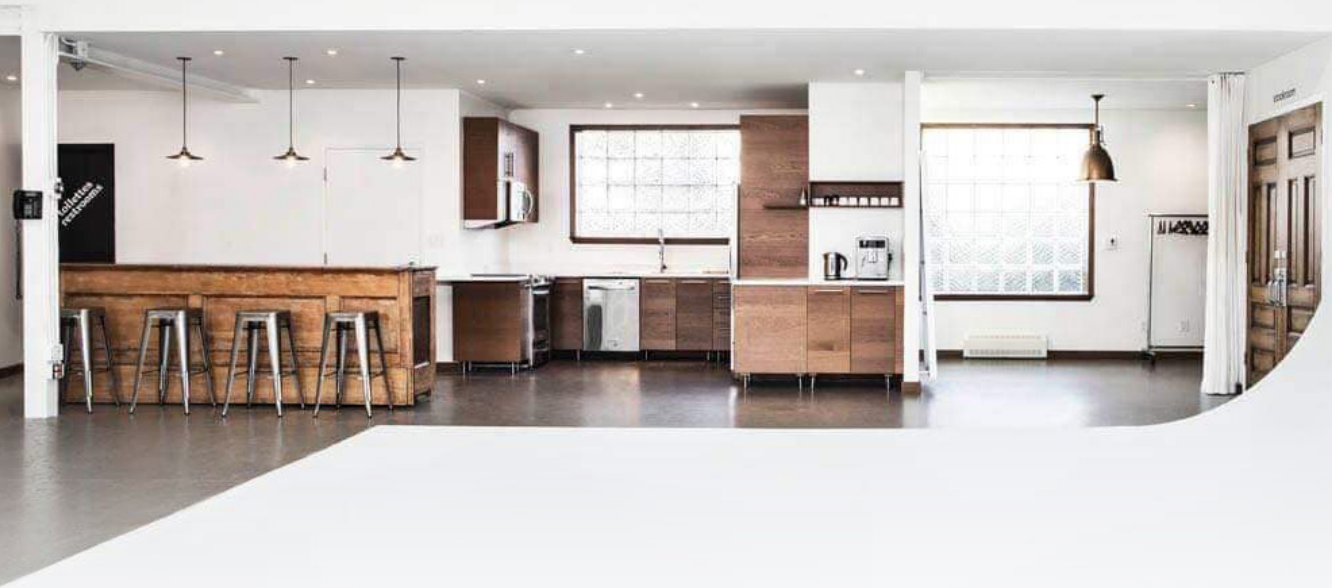


# 1444 Dupont Street

Outstanding 3,031 SF creative loft/studio

For Sale: Commercial / Industrial Condo Unit



Listing Agent:



**Carolyn Laidley Arn\***

Senior Vice President

416.450.6538

[claidleyarn@lennard.com](mailto:claidleyarn@lennard.com)



**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 1444 Dupont Street

Sprawling 3,031 SF creative loft/studio space in Toronto's sought-after Dupont/Junction corridor.



Unit

**21**

Available Space

**3,031 SF** (approximately)



List Price

**\$1,454,000.00**

Taxes

**\$7,950.82** (2026 annual)

Commercial Condo Fees

**\$1,358.90** +HST (monthly)



Availability

**30-60 Days**



Listing Agents

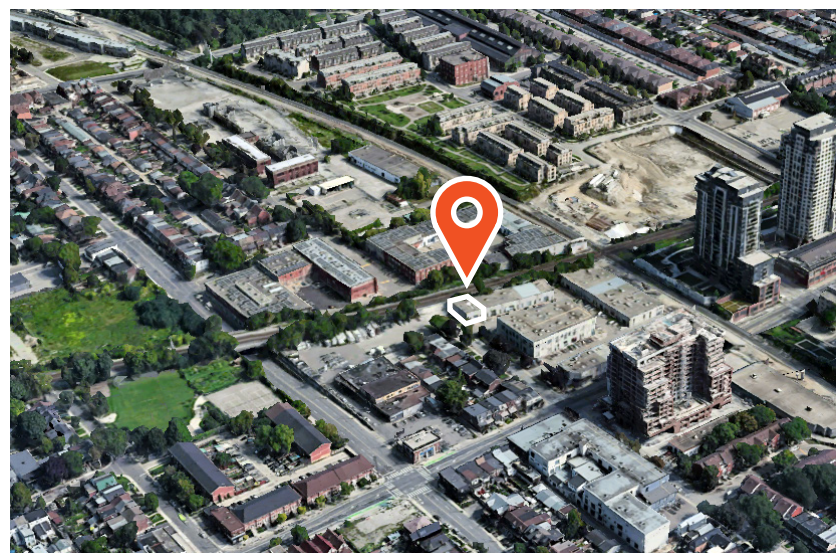
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\*Sales Representative



## Property Highlights

- Unique industrial condominium featuring soaring 20' ceilings, expansive open-concept studio area, finished mezzanine offices, cyclorama wall, kitchen, bar area with plumbing, two washrooms including shower, in-suite laundry and drive in door with good natural light.
- Flexible I2-D3 zoning permits a wide range of creative, studio, office, production, and commercial uses.
- Ideal for photography/video production, design firms, architecture studios, content creation, show room, or creative office headquarters.
- Use not limited to creative as other existing uses in complex include retail, events, catering, gym, climbing wall, gallery, restaurant, live-work, industrial, warehouse, distribution and workshop.



**Lennard:**

# 1444 Dupont Street

## What's Near By

1444 Dupont Street is ideally situated in Toronto's vibrant Junction Triangle neighbourhood, offering exceptional connectivity and urban convenience. Located just minutes from Lansdowne Avenue and Dupont Street, the property provides quick access to major routes including the Gardiner Expressway, Allen Road, and Highway 401, along with excellent TTC and GO Transit accessibility nearby.

The area is surrounded by a wide range of amenities within walking distance, including cafes, restaurants, grocery stores, fitness studios, and everyday essentials. Residents and visitors can enjoy the energy of the neighbourhood while also being close to parks, trails, and green spaces, creating the perfect balance of city living and community charm.

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.

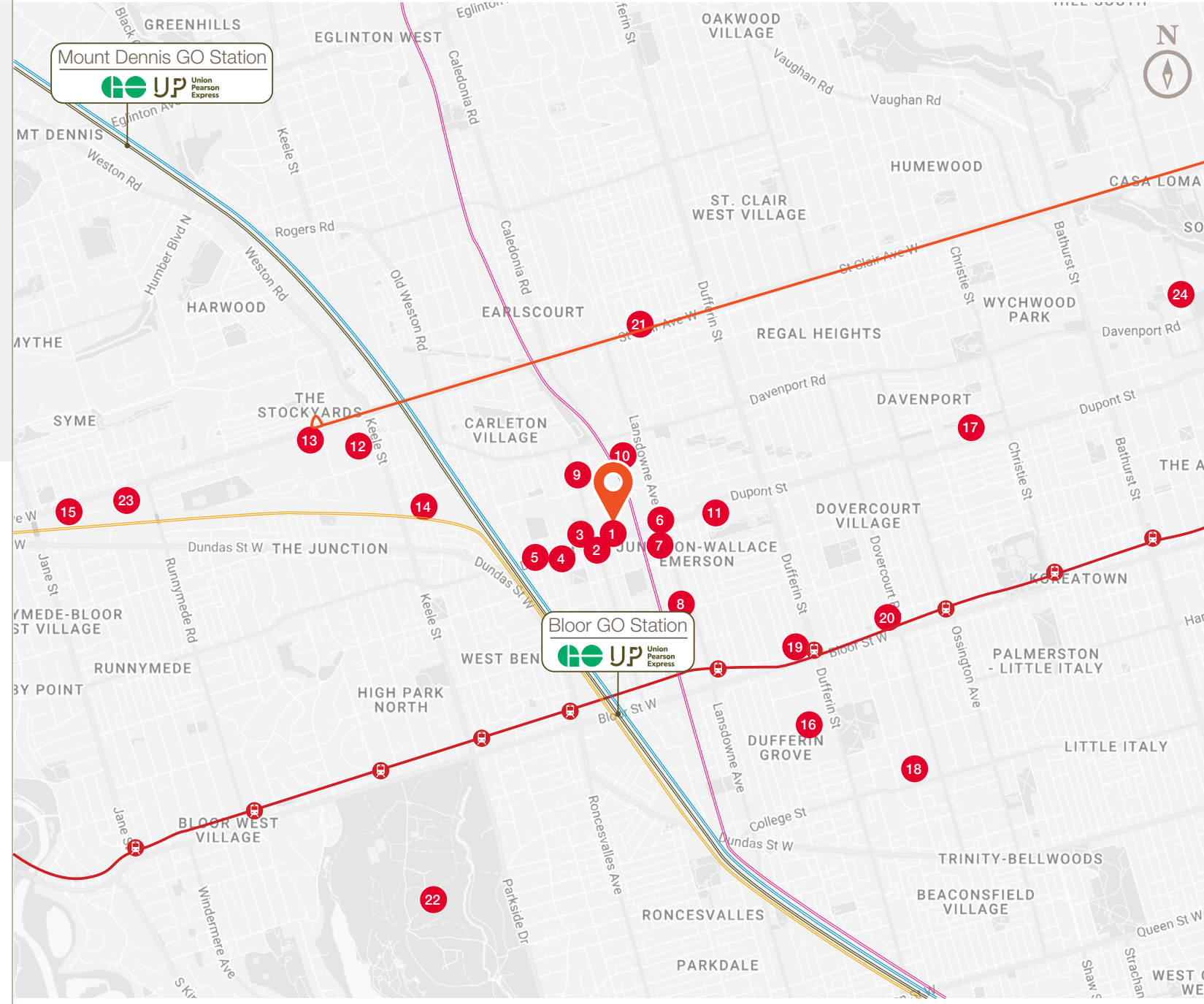
### Amenities

- |                          |                               |                        |
|--------------------------|-------------------------------|------------------------|
| 1 Enoteca Rossio         | 6 Food Basics                 | 15 Starbucks           |
| Defina Wood Fired        | JR Cafe - Just Right          | Denny's                |
| Boo Radley's             | Shoppers Drug Mart            | 16 Dufferin Mall       |
| 2 Gus Tacos              | 7 Dollarama                   | 17 Farm Boy            |
| Taqueria Vegana          | 8 Donna's                     | 18 Giuletta            |
| Souvlaki Emporium        | Pepper's Food & Drink         | 19 CIBC                |
| Koji Japanese Restaurant | 9 TATASHI - A Taste Of Africa | 20 Scotiabank          |
| Columbian Street Food    | 10 Balzac's Powerhouse        | RBC Royal Bank         |
| 3 Dotty's                | 11 Tim Hortons                | 21 National Bank       |
| 4 The Wing's Hut         | BMO                           | 22 High Park           |
| Mattachioni              | TD Canada Trust               | 23 Walmart Supercentre |
| 5 Rancho Relaxo To Go    | 12 Mark's                     | 24 Casa Loma           |
| Saving Mondays           | 13 Canadian Tire              | 25 Value Village       |
| Cafeteria                | 14 LA Fitness                 |                        |
| Gram's Pizza             |                               |                        |

75  
Transit Score

93  
Walk Score

88  
Bike Score



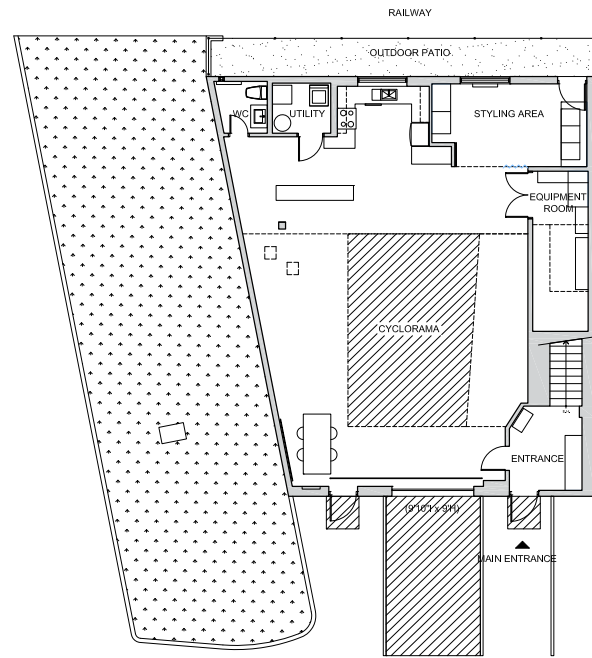
**Travel Time to Union Pearson Express**  
5 Minute Drive | 1.4 km

- Union Pearson Express
- Kitchener GO Line
- Milton GO Line
- Barrie GO Line
- TTC Line 2 Bloor—Danforth
- St Clair Streetcar

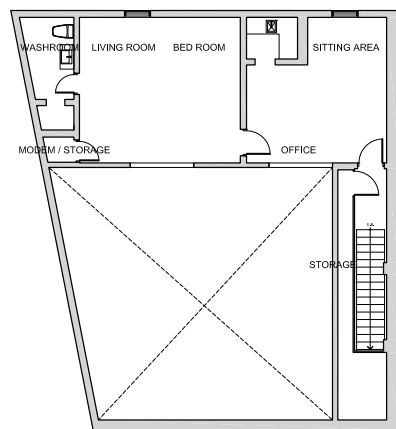
# 1444 Dupont Street



Floor Plan  
Ground Level



Mezzanine Level



## Unit Features

20' ceilings

Open-concept studio area

Finished Mezzanine Offices

Cyclorama Wall

Kitchen & Bar Area

2 Washrooms (including shower)

In-suite laundry

Drive in door

Good natural light





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