

FOR SALE

Up to 145’ Yonge St Frontage with Parking Lot

10132 / 10140 Yonge Street

User/Turnkey Investment Opportunities with Future Development Value in Richmond Hill

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

10132 & 10140 Yonge Street

Covered Land Play with Mixed-use Buildings

10132 Yonge Street

PIN	031650116
Legal Description	LT 27 REGISTRAR'S COMPILED PLAN 12003 RICHMOND HILL; PT LT 46 CON 1 VAUGHAN PT 1 65R15499; RICHMOND HILL

Building Size
10,000 SF

Lot Frontage
80 FT

Lot Depth
242 FT

Asking Price
$5,500,000

Virtual Tour
Ground Floor Second Floor

10140 Yonge Street

PIN	031650115
Legal Description	PT LT 46 CON 1 VAUGHAN AS IN RH33158; RICHMOND HILL

Building Size
7,150 SF

Lot Frontage
66 FT

Lot Depth
148 FT

Asking Price
$3,250,000

Property Highlights

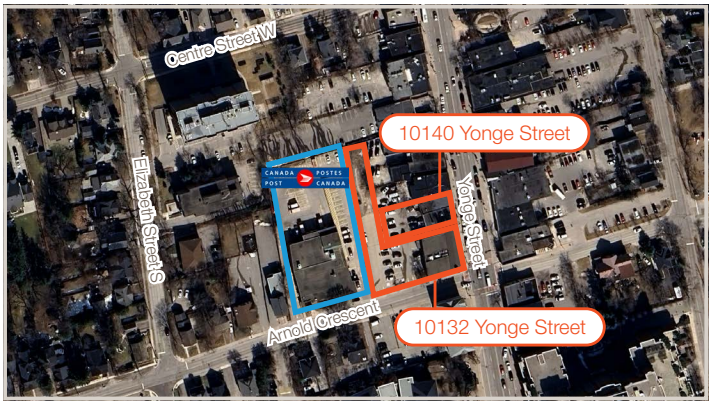
- **User opportunity** at 10132 Yonge to occupy prominent corner at grade commercial space ~ 5,000 SF and/or 2nd floor offices
- **Frontage and Land Size:** ~145 Ft of Yonge St frontage, the property benefits from high visibility and accessibility
- **30,000 SF** land could be redeveloped
- **Transit-Oriented:** 750m (10 minute) walk to Richmond Hill GO Station, YRT bus along Yonge St as well as proximity to major highways
- **Modern Heritage Design:** The building offers a blend of contemporary build-outs within a heritage-style façade, appealing to businesses seeking a prestigious address
- **Secure Building:** The building provides secure access after 5 PM, ensuring tenant safety and security during off-hours
- **Stable tenant mix:** commercial/retail along ground floor, with a mix of offices and apartments on the 2nd floor
- **On-site Parking:** plenty of surface parking available in rear of the property

Listing Agents

Noah Schwartz

Senior Vice President • Sale Representative

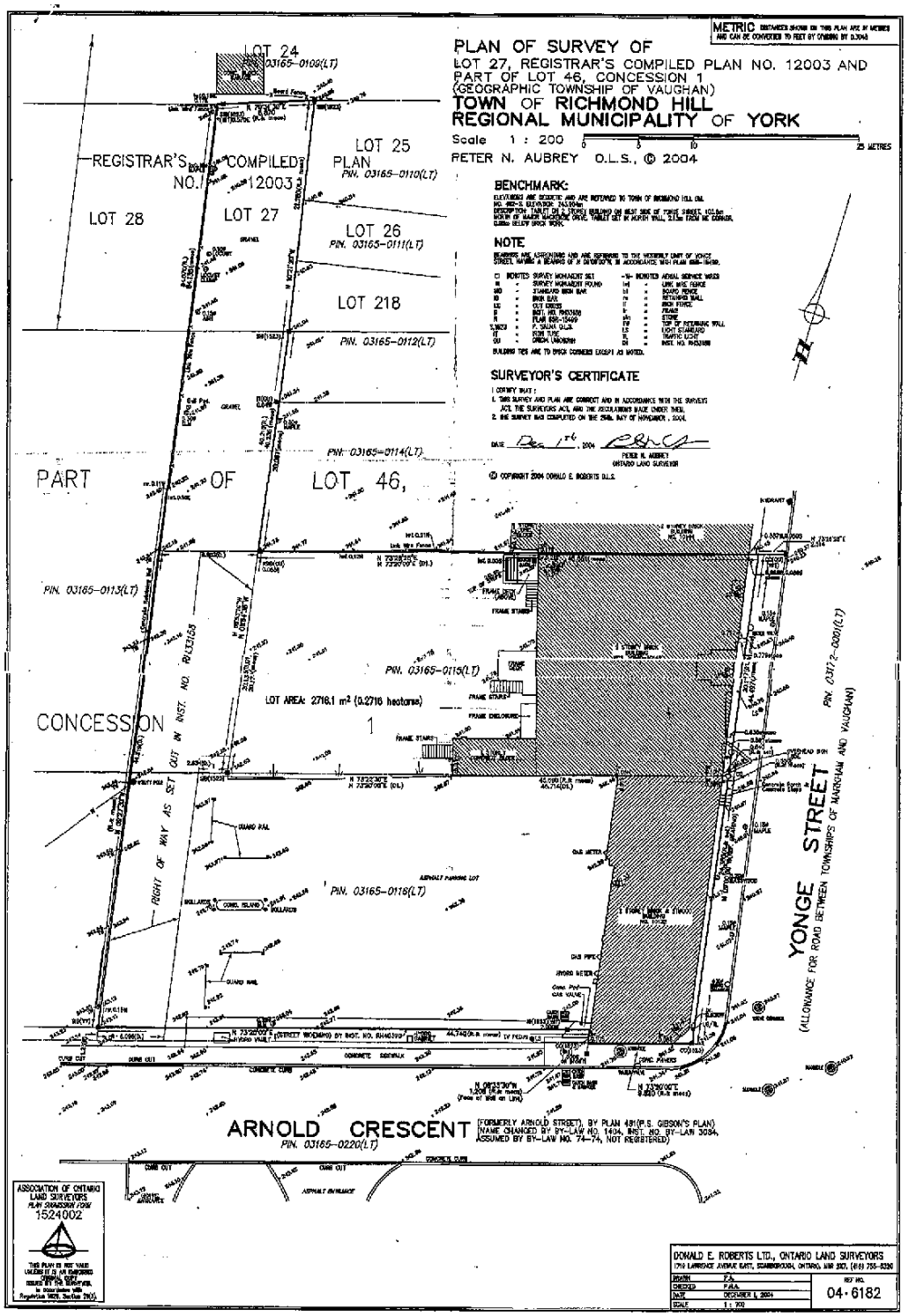
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10132 & 10140 Yonge Street

Survey



Lennard:

10132 & 10140 Yonge Street

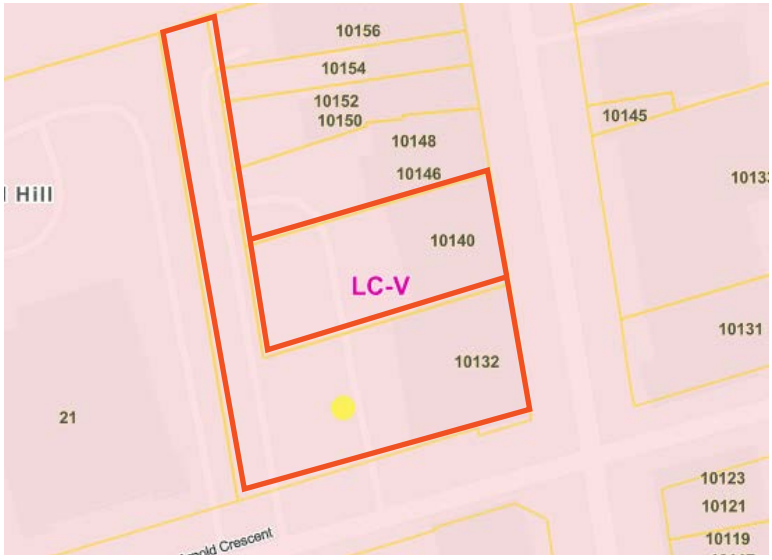
Zoning

Local Centre Village Zone (LC-V)

Permitted Uses

- Apartment Dwelling
- Back-to-Back Dwelling
- Block Residential Dwelling
- Detached Dwelling
- Home Occupation
- Live-Work Unit
- Long-Term Care Home
- Quadruplex Dwelling
- Rear Lane Townhouse Dwelling
- Semi-Detached Dwelling
- Short-Term Accommodation
- Stacked Townhouse Dwelling
- Street Townhouse Dwelling
- Arts and Cultural Facility
- Child Care Centre
- Commercial
- Hospital and Healthcare Centre and Ancillary Commercial Uses
- Place of Worship
- Private School
- Private Utility
- Public Authority
- Social Services





For more information, please visit the City of Richmond Hill's Zoning By-laws at: https://www.richmondhill.ca/en/zone-richmond-hill.aspx#CZBL-93-25-August-31-2026-Office-Consolidation--Sections

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10132 & 10140 Yonge Street

Area Amenities



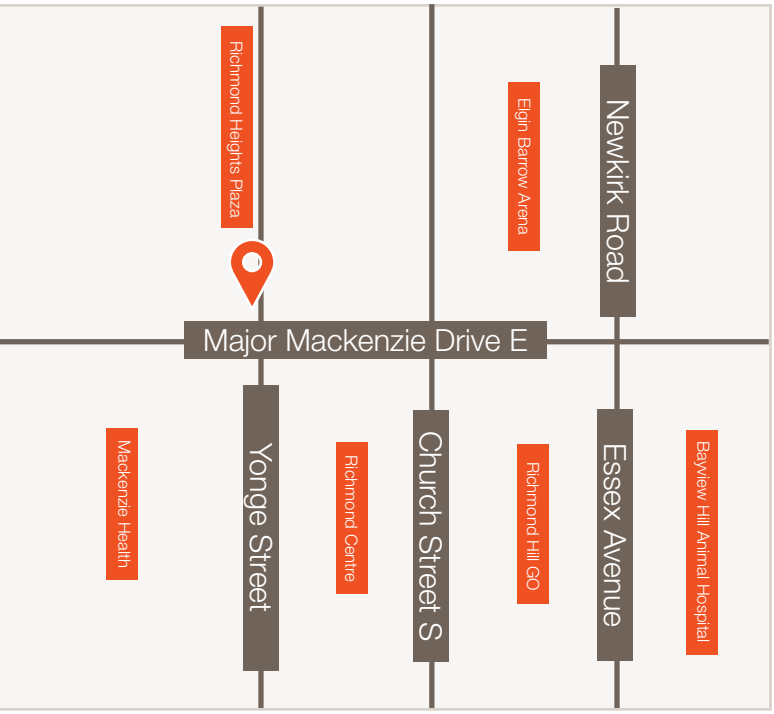
Legend

- 10132 & 10140 Yonge Street
- Public Green Space
- GO Train Station
- VIVA VIVA Bus Station
- Hopital/Medical Centre
- School

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10132 & 10140 Yonge Street

In the Area



Area Demographics

1 km Radius		3 km Radius	
Total Population	9,559	Total Population	91,467
Avg Household Size	2.3	Avg Household Size	2.7
Avg Household Income	$93,707	Avg Household Income	$119,051
Education	67.8%	Education	70.8%

Source: Piinpoint

3 Coins Diner

3 Coins Open Kitchen is a beloved diner located at 10140 Yonge Street in Richmond Hill, Ontario. Established in 1955, it has become a staple for locals seeking hearty breakfasts and classic comfort food in a nostalgic setting.





Elgin Barrow Arena

Elgin Barrow Arena is a prominent community facility located at 43 Church Street South in Richmond Hill, Ontario. Established in 1923, it has evolved into a multi-purpose venue that hosts a variety of events and activities throughout the year.

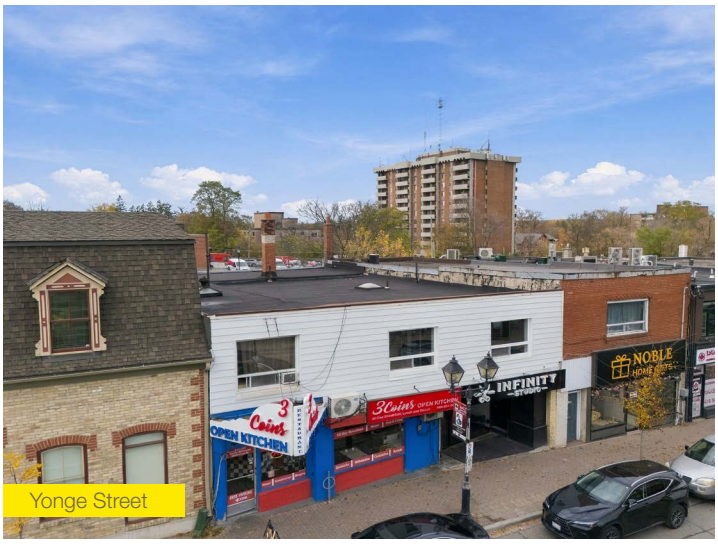




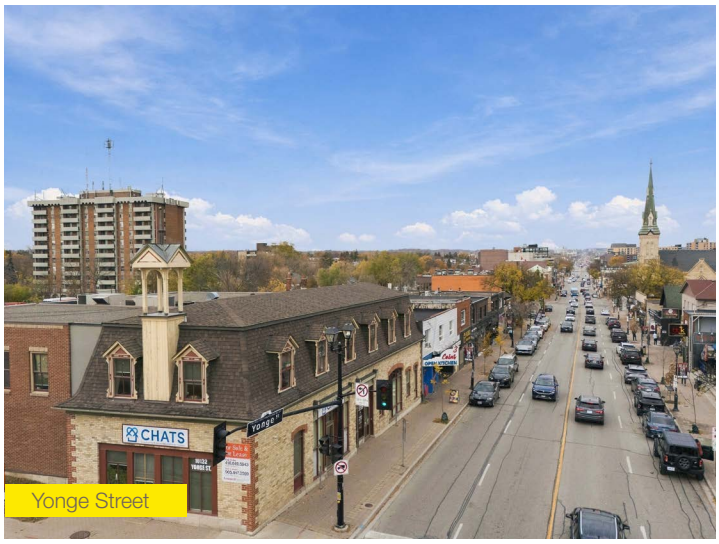
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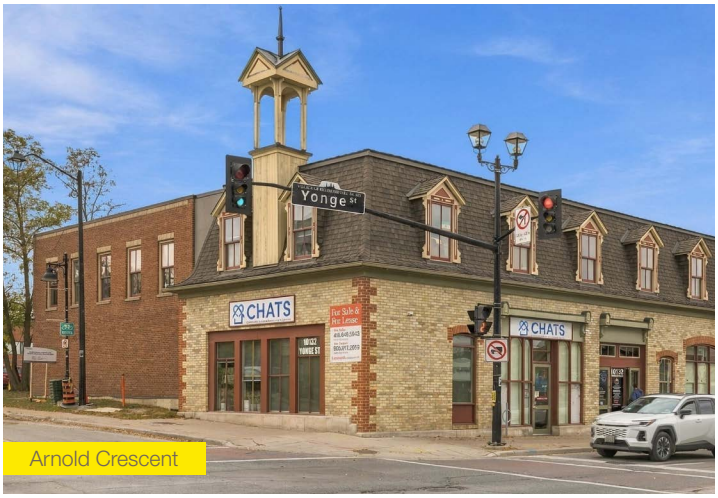
Photos



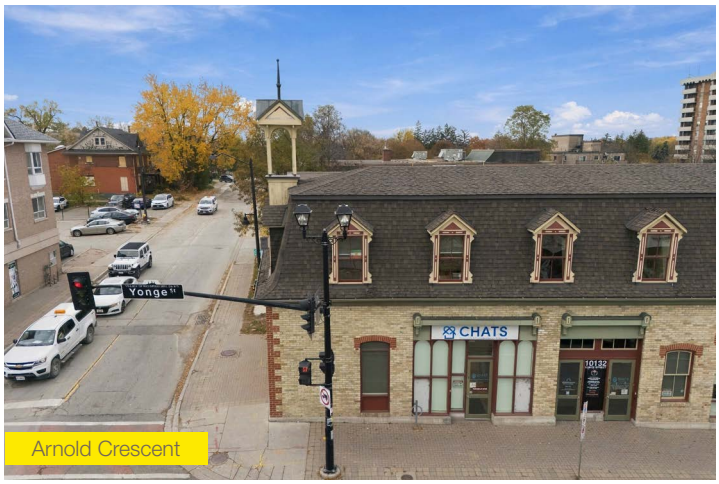
Yonge Street



Yonge Street

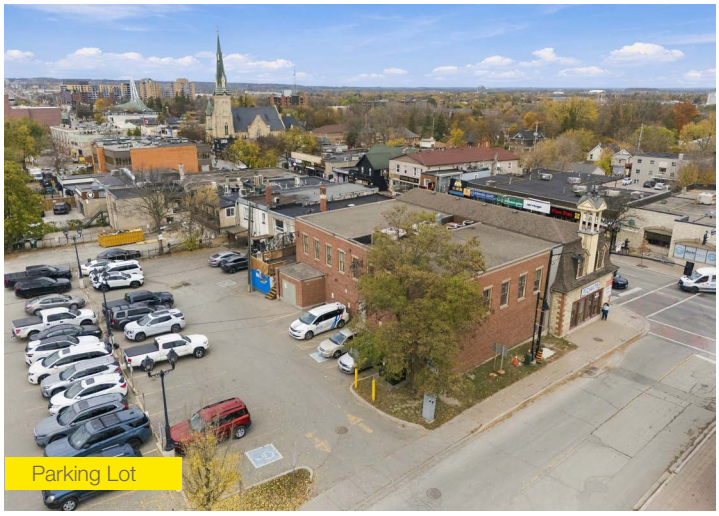


Arnold Crescent



Arnold Crescent


Parking Lot

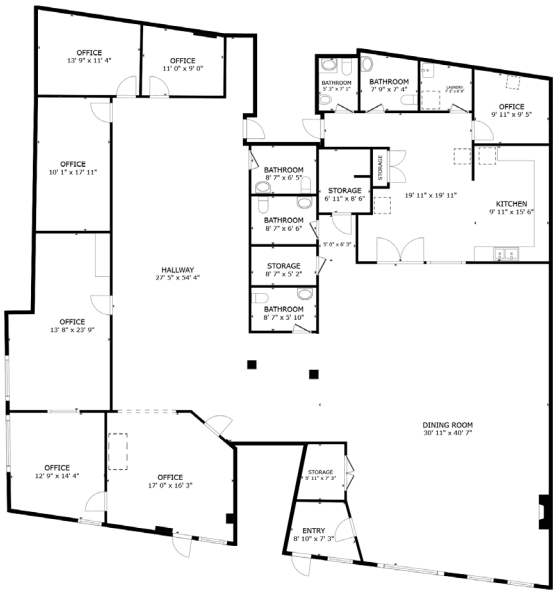

Parking Lot

Lennard:

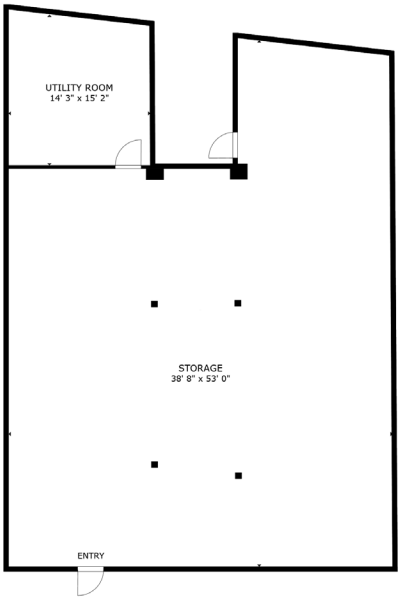
10132 Yonge Street

Floor Plans & Photos

Ground Floor



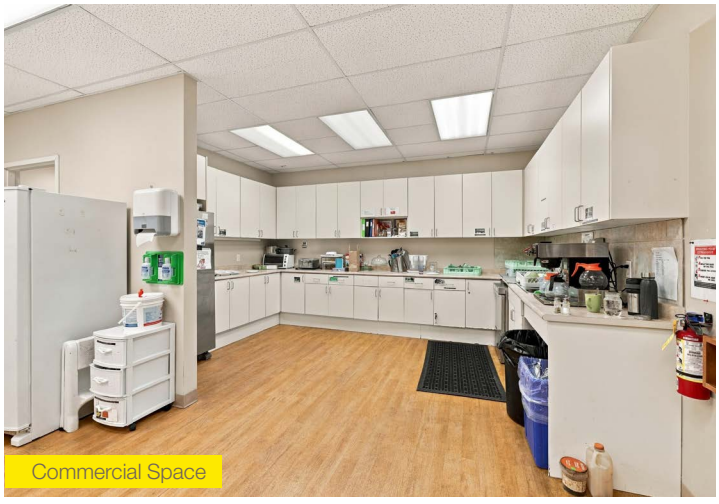
Basement




Commercial Space


Commercial Space


Commercial Space

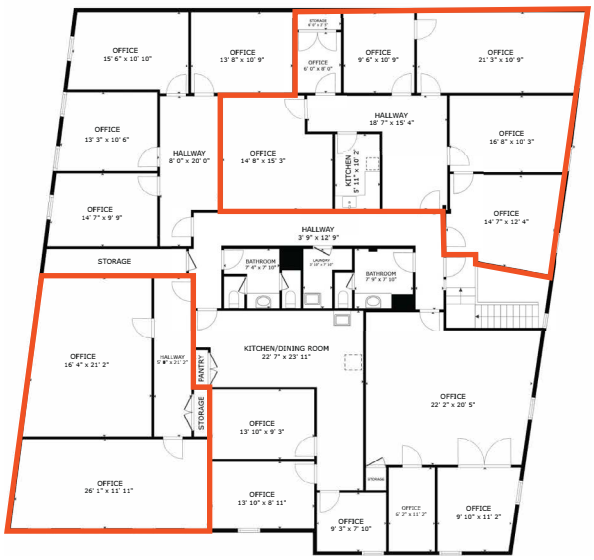

Commercial Space

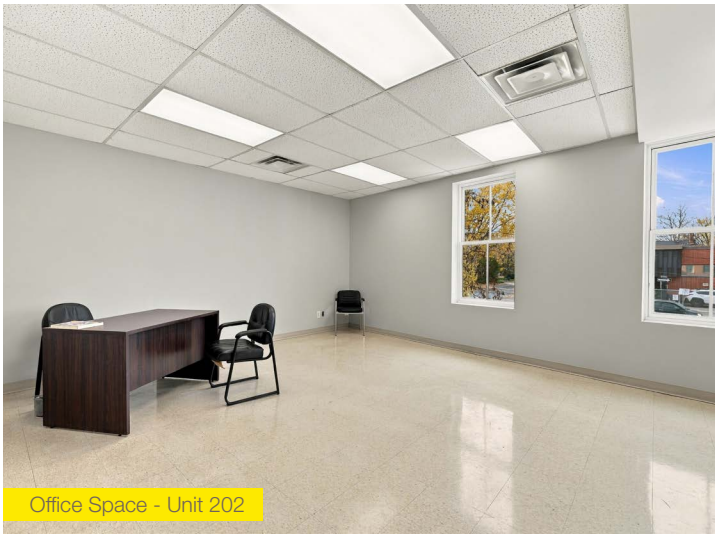
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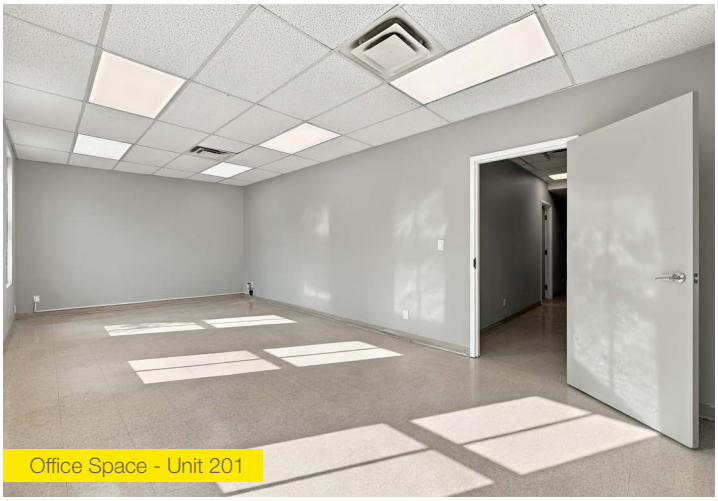
Floor Plans & Photos

Second Floor Office




Office Space - Unit 202


Office Space - Unit 202


Office Space - Unit 201


Office Space - Unit 201

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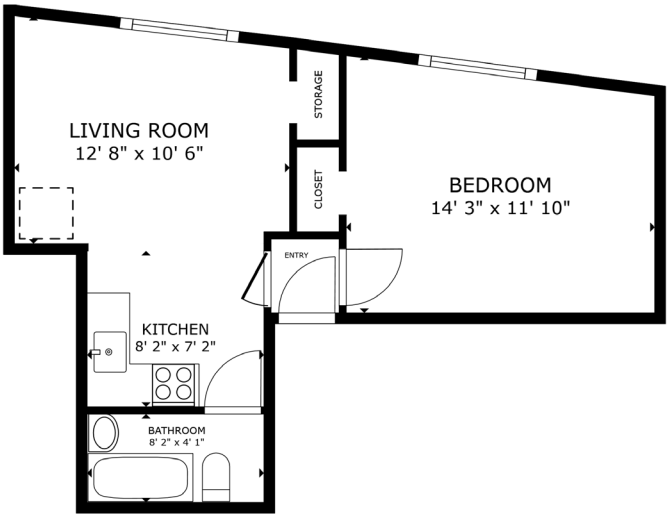
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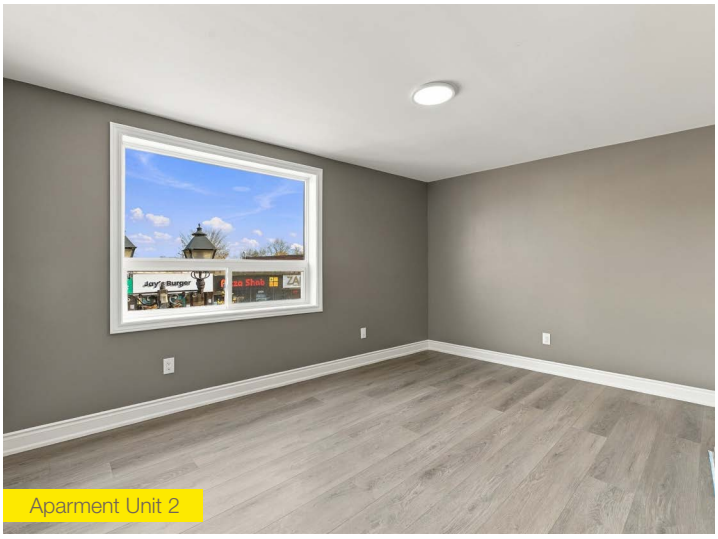
Floor Plans & Photos

Second Floor: Apartment unit 1 of 6

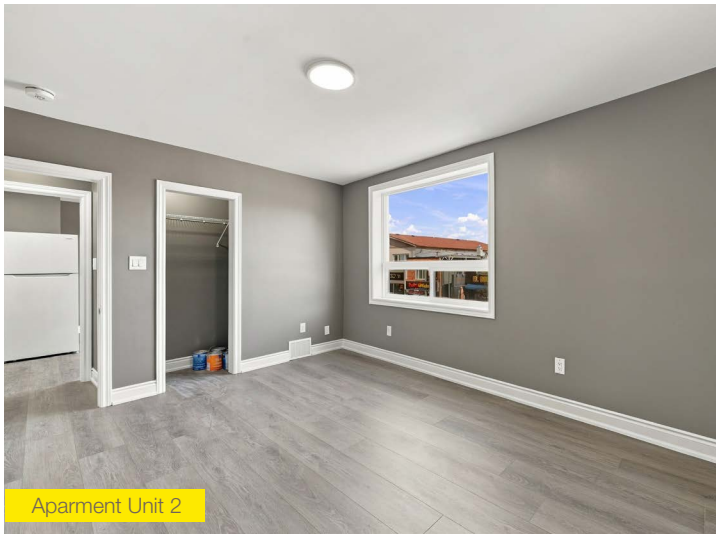


Second Floor: Apartment unit 2 of 6

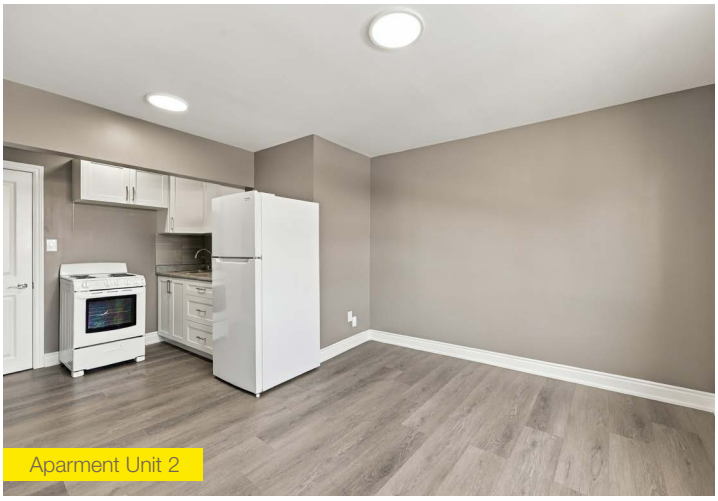




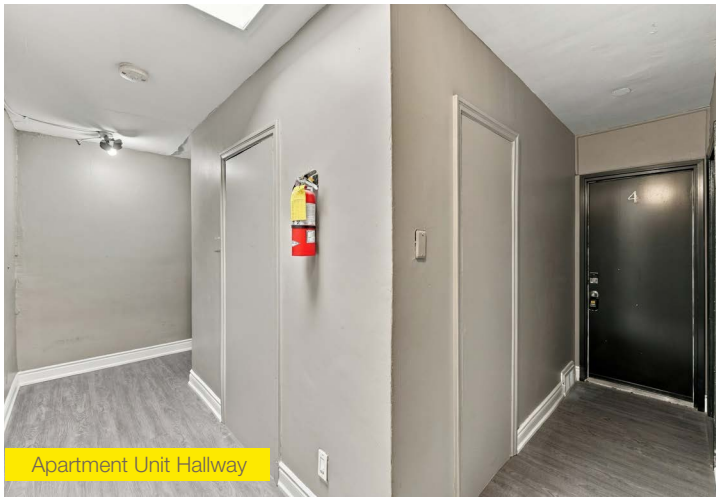
Aparment Unit 2



Aparment Unit 2



Aparment Unit 2



Apartment Unit Hallway

Lennard:

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