



Price Reduction

For Sale

282 Richmond Street E

Toronto, Ontario

Owner/User Opportunity
Brick & Beam Office Building



For more information
please contact:

*Broker

Vincent King*, Senior Vice President
416.915.5130
vking@lennard.com

Lennard:

MOTUM B2B

282 Richmond Street E

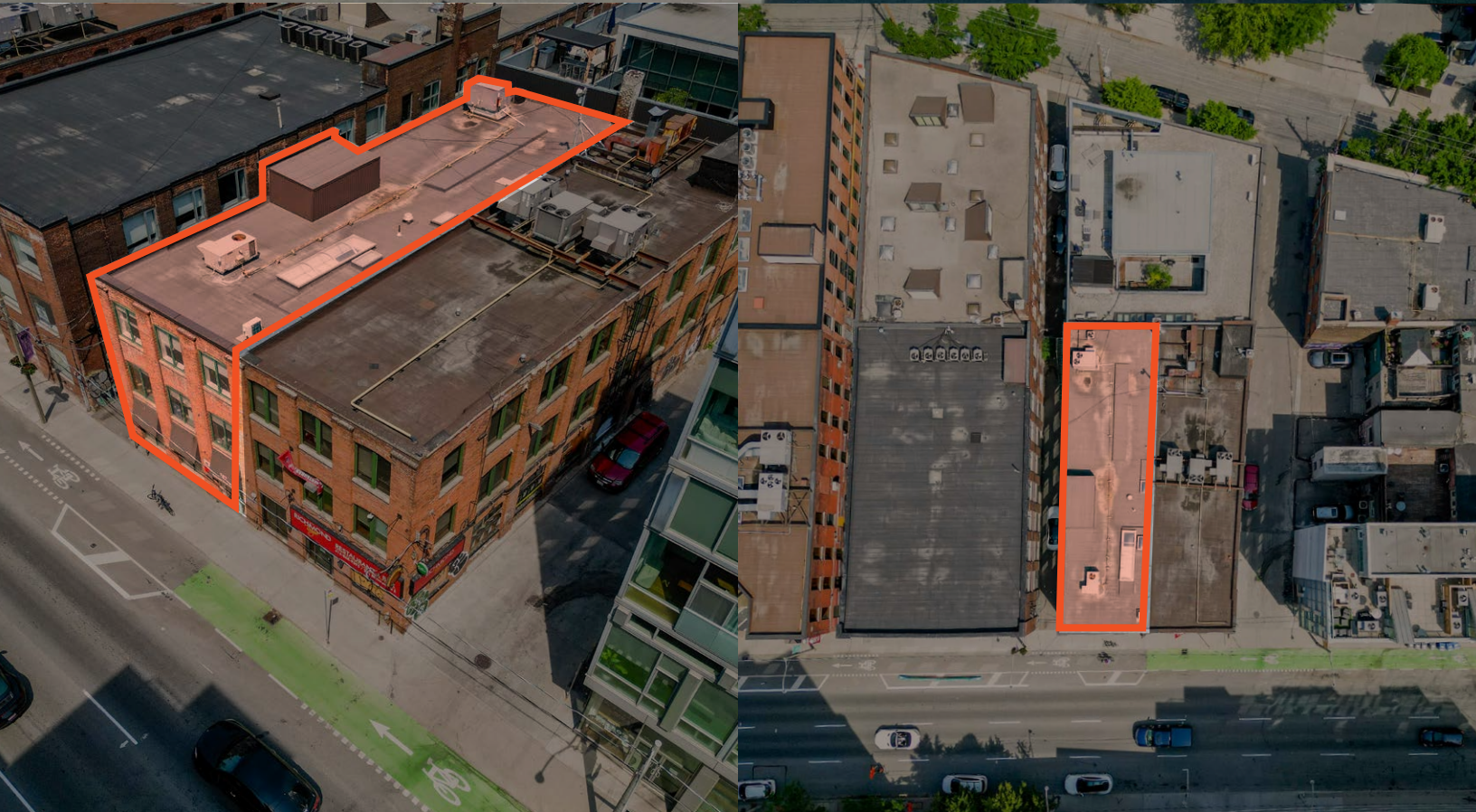
 **Price Reduction**
\$6,900,000





1st Floor

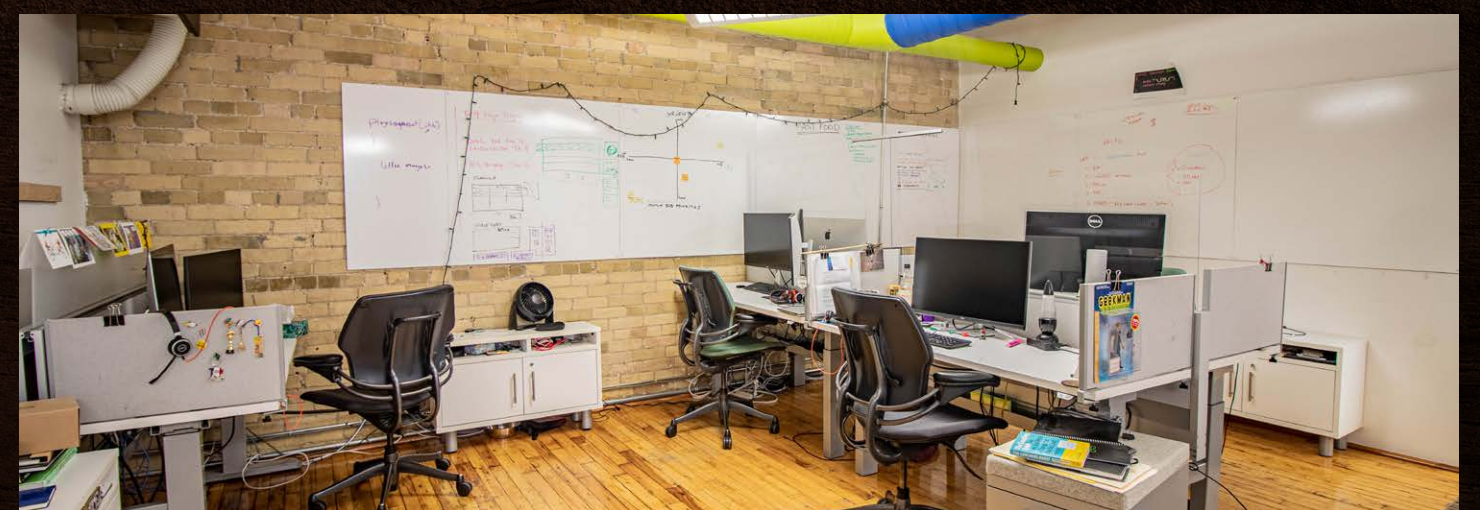
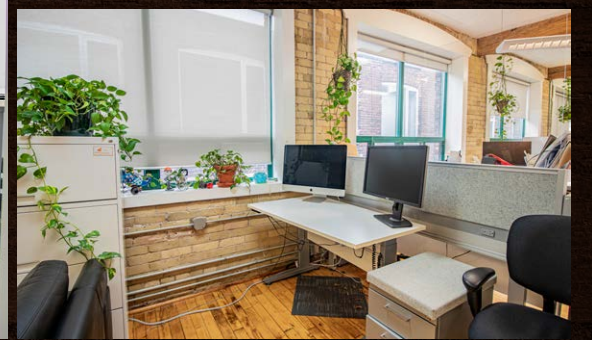
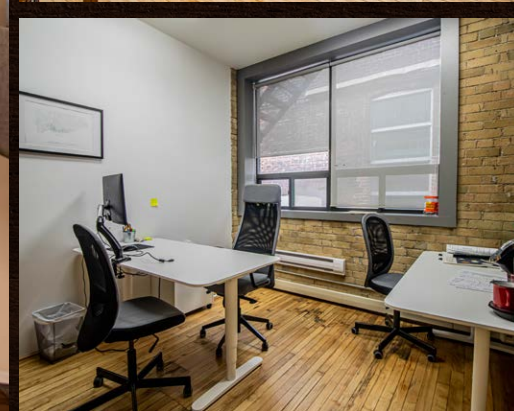
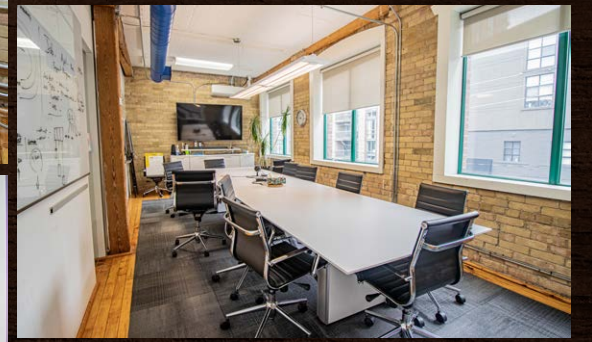
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2nd Floor

3rd Floor

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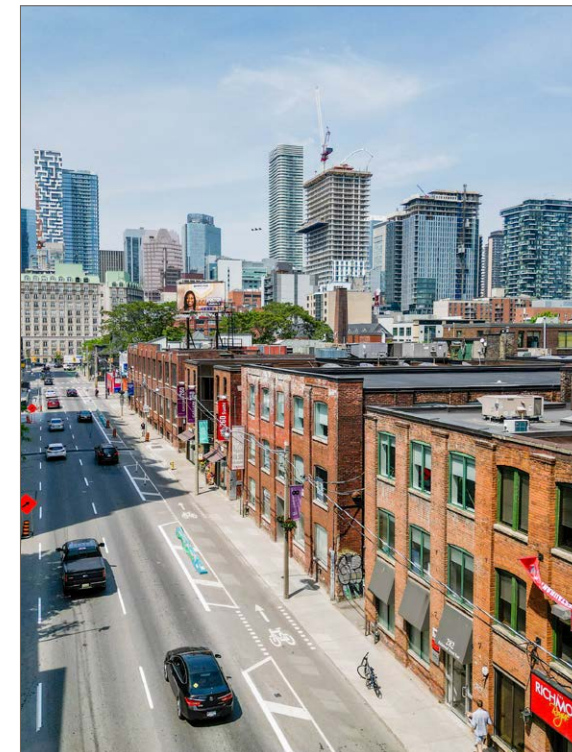
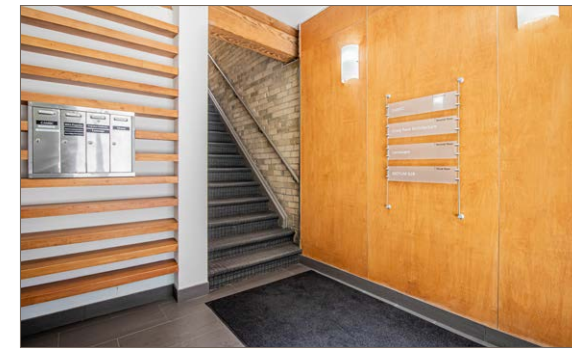


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The Opportunity

The opportunity to acquire a brick and beam office building in the downtown core is rare. The property is currently fully leased. However, this is an ideal opportunity for an owner/user. At the end of Q1 of 2024, the purchaser will have the ability to occupy an entire floor of approximately 3,000 SF for their own business, while continuing to receive income from the remaining tenants.



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Property Overview

282 Richmond Street E

Site Area, Dimensions & Property Features

Total Building Size	± 9,016 SF above grade
Frontage	± 34 SF
Depth	± 97 SF
Total Site Area	3,326 SF
Land Area	0.076 Acres
Property Taxes (2022)	\$63,183.00

Planning & Title

Zoning	Commercial Residential CR SS1 (x339)
Official Plan	Regeneration Area
PIN	210940138
Legal Description	PT TOWNLT 4 N/S DUCHESS ST PL TOWN OF YORK TORONTO AKA GORE LT N/S DUCHESS ST PL TOWN OF YORK AS IN CA93824; S/T & T/W CA93824; CITY OF TORONTO

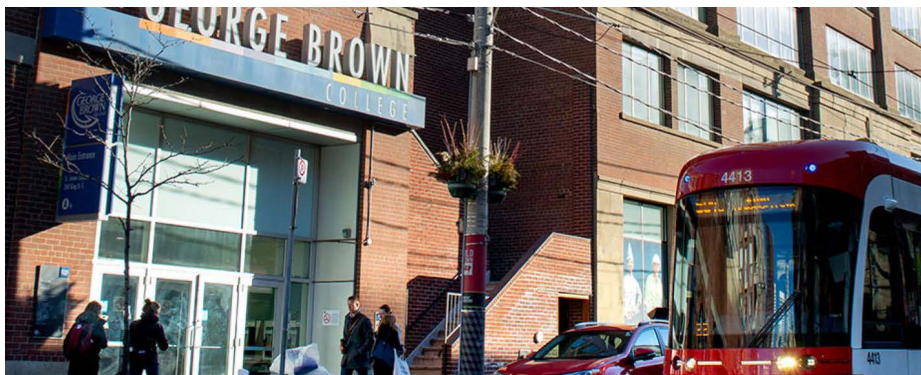
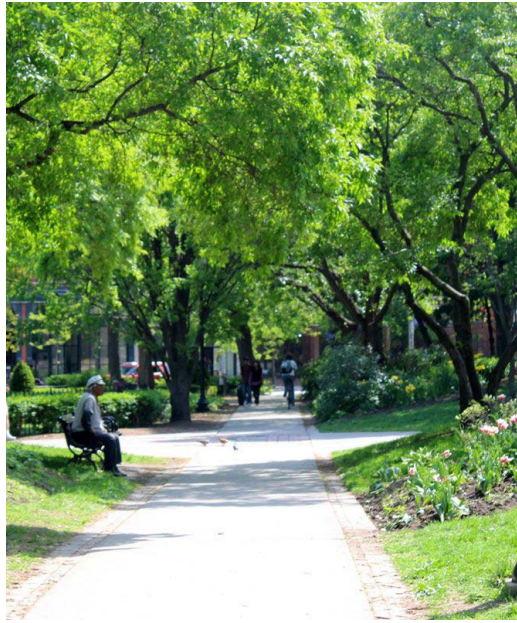
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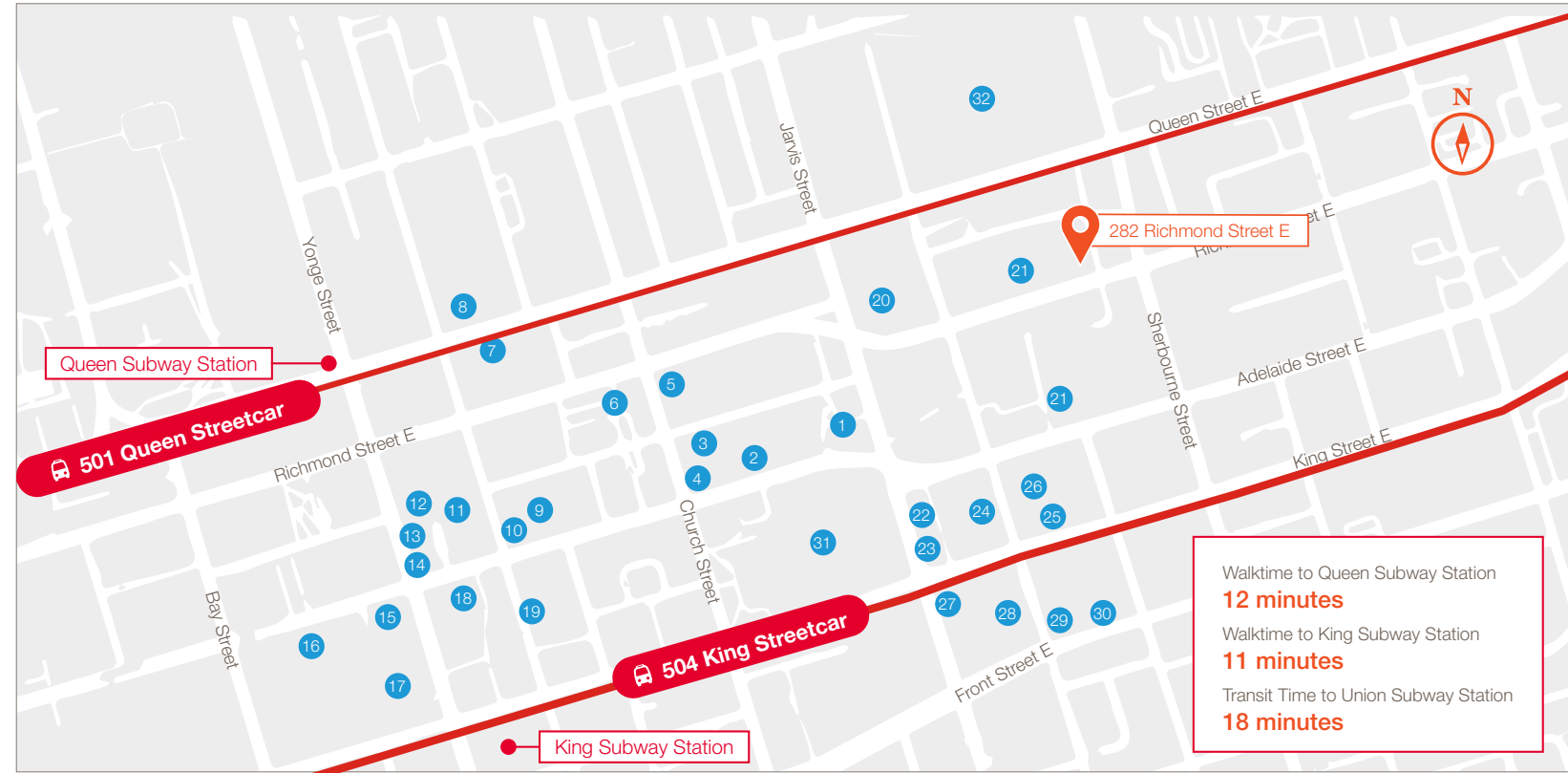
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The Neighbourhood



Richmond Street East and Sherbourne Street are bustling thoroughfares that intersect in the midst of a diverse urban landscape. The area is characterized by a mix of residential, commercial, and cultural spaces, offering a unique blend of activities and amenities.

The St. Lawrence neighborhood, surrounding Richmond and Sherbourne, has a rich history and is known for its historic architecture. Just south of the intersection, you'll find the St. Lawrence Market, one of the city's oldest and most iconic marketplaces. The market is a hub for fresh produce, artisanal food vendors, and specialty shops, attracting both locals and tourists alike.



- | | | |
|--------------------------|-------------------------|-------------------------------|
| 1 Holiday Inn | 12 McDonalds | 23 King George Square Parking |
| 2 Pearl Diver | 13 Mamma's Pizza | 24 St Lawrence Dental |
| 3 Gyu-Kaku Japanese BBQ | 14 Popeye's Supplements | 25 Tim Hortons |
| 4 Tim Hortons | 15 TD Canada Trust | 26 Subway |
| 5 Domino's Pizza | 16 Winners | 27 Chatime Bubble Tea |
| 6 McVeighs Irish Pub | 17 Starbucks | 28 Cora Breakfast and Lunch |
| 7 Druxy's Famous Deli | 18 Sud Forno | 29 Bulk Barn |
| 8 St. Michael's Hospital | 19 Service Ontario | 30 Museum of Illusions |
| 9 Pumpernickel's | 20 Petro Canada | 31 St James Park |
| 10 Sansotei Ramen | 21 George Brown | 32 Moss Park |
| 11 Passport Canada | 22 Bombay Palace | |

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Residential Developments in the Area

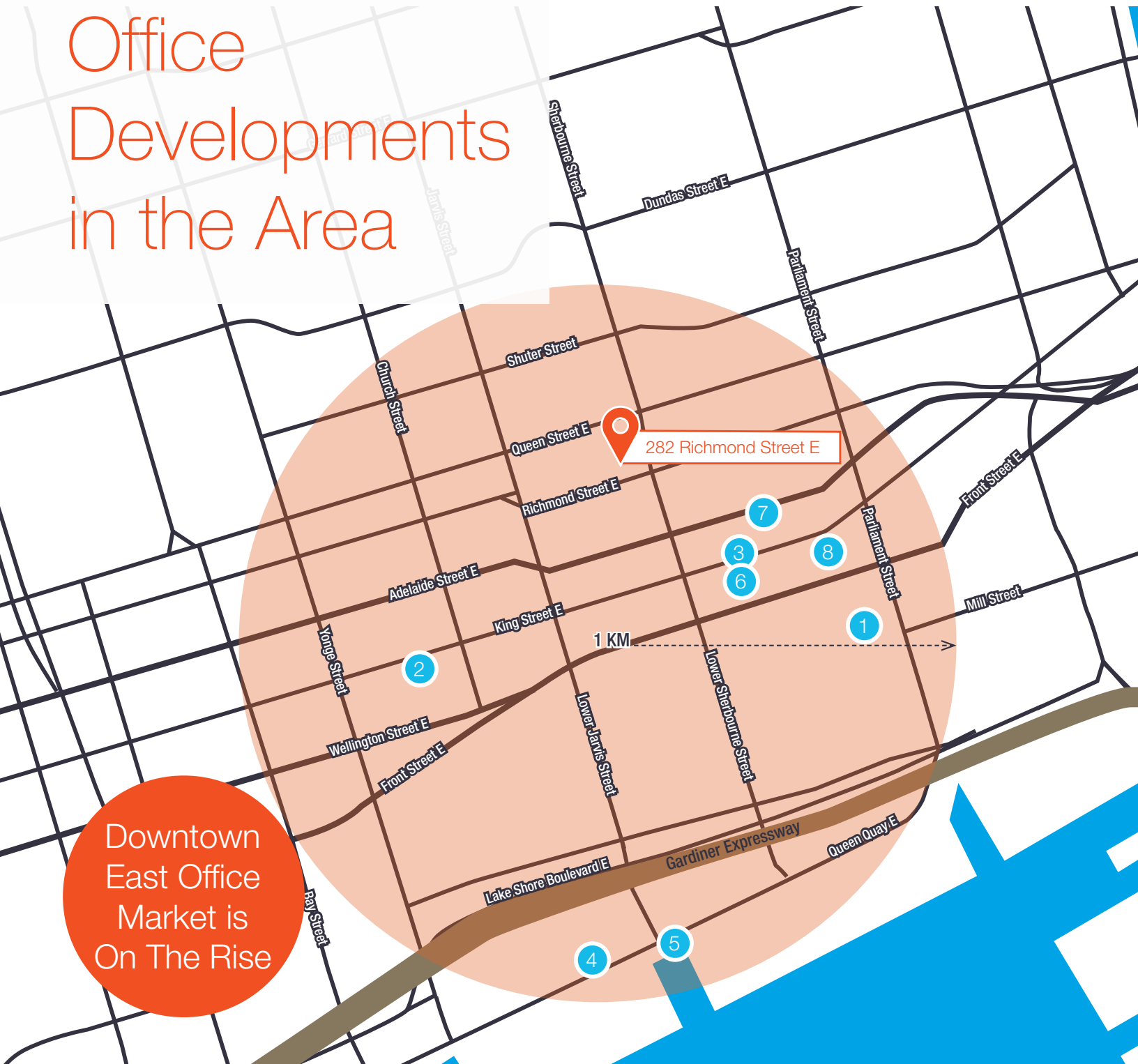


	Address	Developer	Development	# of Units
1	89 Church St	Minto Developments	Saint	418
2	120 Church St	Madison Group	Alias	546
3	25 Richmond St E	Great Gulf	Yonge + Rich	694
4	60 Queen St E	Tridel & Bazis International Inc.	Queen Church	445
5	88 Queen St E	St. Thomas Developments Inc.	88 Queen	569
6	79-85 Shuter St	Sher Corporation & Hyde Park Homes	Garden District Condominiums	235
7	218 Dundas St E	Menkes & Core Development Group	Elektra	490
8	98 Queen St E	Parallax Investment Corporation, Harlo Capital	Queen Central	369
9	121 George St	Diamond Corp & Alterra	Celeste Condominiums	516
10	180 Front St E	Menkes & Core Development Group	Whitfield Residences on Front	484
11	284 King St E	Lamb Development Corp.	Bauhaus	218
1	100 Lombard St	Forum Asset Management, Slate Asset Management	100 Lombard	480
2	110 Adelaide St E	Windmill Development Group Ltd.	110 Adelaide St E	223
3	15 Toronto St	Madison Group	15 Toronto	296
4	119 Church St	CentreCourt, Spotlight Development Inc	119 Church	701
5	18 Dalhousie St	Pemberton Group	18 Dalhousie	473
6	133 Queen St E	Cortel Group	133 Queen East	440

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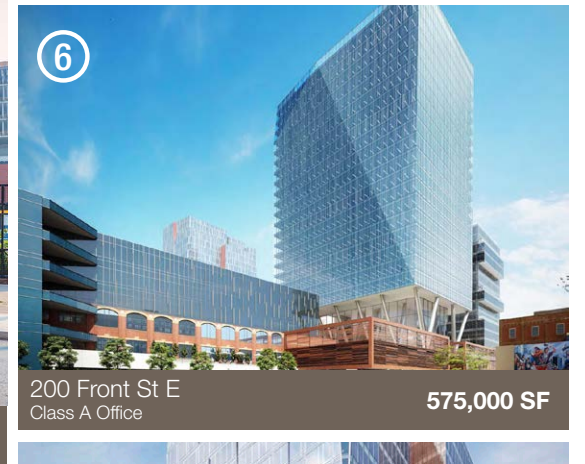
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Office Developments in the Area



Downtown East Office Market is On The Rise

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*Broker
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.