



William P. Munro House

Office Bungalow



For Sale: Office/Commercial

9835 Leslie Street, Richmond Hill

Unique office/commercial site with expansion potential features two charming, converted homes to office buildings on a spacious 1.05 acre lot with broad zoning.

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9835 Leslie Street

Versatile Office/Commercial Property with Expansion Potential on a Spacious 1.05 Acre Lot.

Building 1 Office Bungalow

Office	3,088 SF
Basement	2,640 SF
GFA	5,728 SF

Building 2 William P. Munro House

Ground Floor	850 SF
Second Floor	814 SF
Basement	850 SF
GFA	2,514 SF



Zoning
MC-1 (HIS)



Asking Price
\$4,395,000.00

Property Taxes (2024)
\$32,465.11



Lot Area
1.05 acres

Lot Frontage
129.16



Legal Description
**PART OF LOT 19 CON 3 PT 2,
65R34582; S/T EASE OVER PT
1, 65R34582 AS IN YR350639;
MARKHAM**



Availability
Immediate



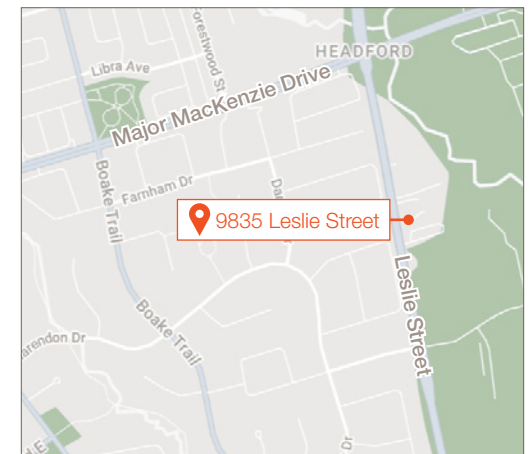
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*Sales Representative

Property Highlights

- Beautifully appointed office bungalow offering a turnkey workspace, complete with a professionally finished basement.
- Circa 1875, the 1½-storey William P. Munro House offers untapped potential with its raw interior space and a full-height basement.
- Ample surface parking and proximity to many area amenities.
- Concept plan in place for a 12,500 SF expansion, offering significant growth potential.
- Storage Shed at rear of property.
- Leslie Street exposure.
- Easy access to Hwy's 404 and 407.
- Broad Zoning allows for diverse uses including medical & professional offices, specialty retail, pharmacy, industrial warehousing, and more.



9835 Leslie Street

William P. Munro House

At the forefront of the property stands the charming Munro House a distinctive 1,600 SF, one-and-a-half storey heritage home dating back to circa 1875. With a spacious 850 SF on the main floor, 814 SF on the second level, and an 850 SF basement, the house offers generous proportions and a wealth of potential. Some restoration is already underway, including the installation of new windows that bring fresh light and character to the space. The interior is a blank canvas, ready to be transformed, to fully showcase its timeless charm.

Office Bungalow

Situated at the rear of the property, this spacious 5,728 SF building has been thoughtfully converted into an office space that blends comfort and functionality. The 3,088 SF main floor, beautifully upgraded in 2016, boasts premium interior finishes including, large windows with UV protection, elegant wood casings, a blend of wood flooring, carpet, and tile and the ceiling is fitted with acoustic panels for added sound control.

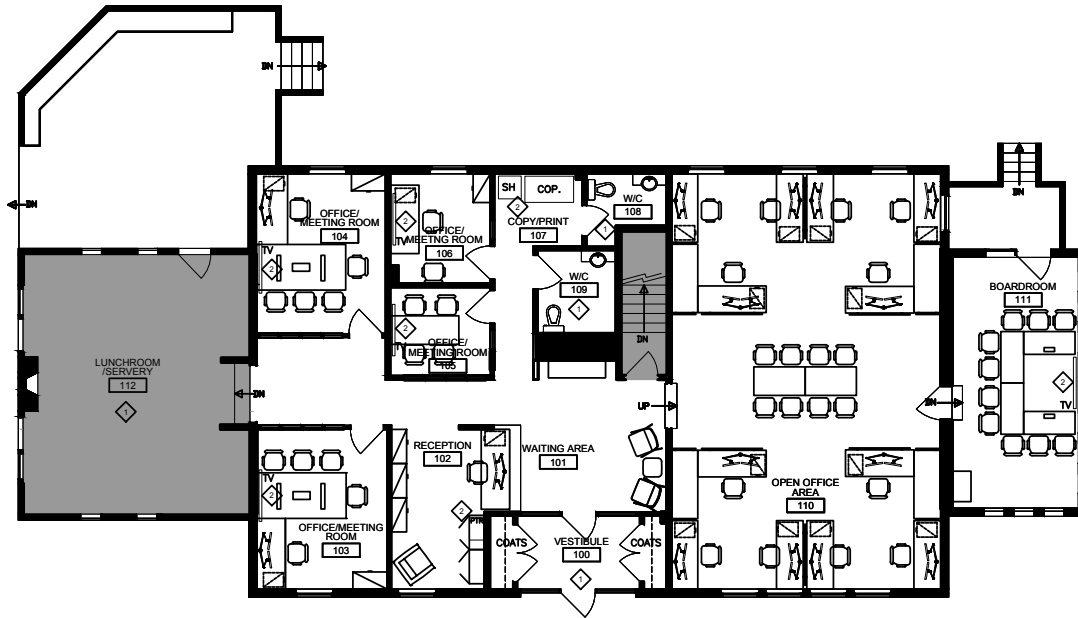
The well-designed main floor layout features a welcoming reception area, four private offices, a generous open workspace, a full kitchen with a gas fireplace, two washrooms, and a spacious conference room.

The 2,640 SF basement offers added flexibility with a large bullpen area, server room, ample storage, two additional washrooms (one with shower) and a sizeable office.

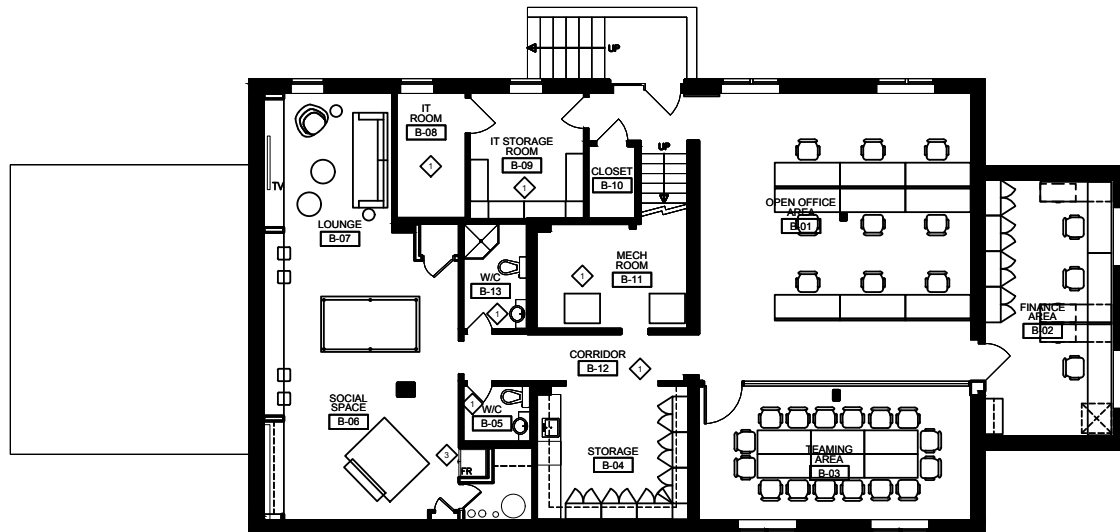
Comfort is ensured year-round with two central A/C units, supplementary room units on the main level, and dual furnaces for efficient heating.



Office Bungalow Floor Plans

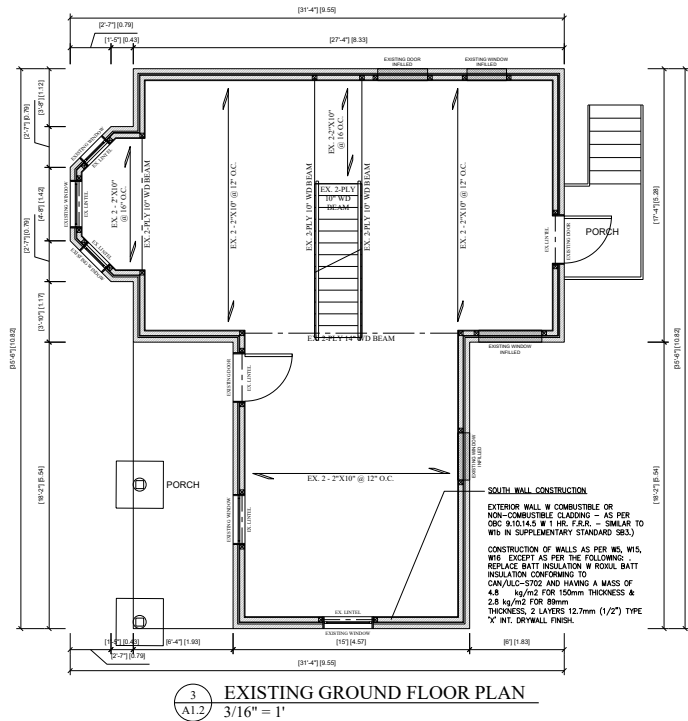


Ground Floor Office: 3,088 SF

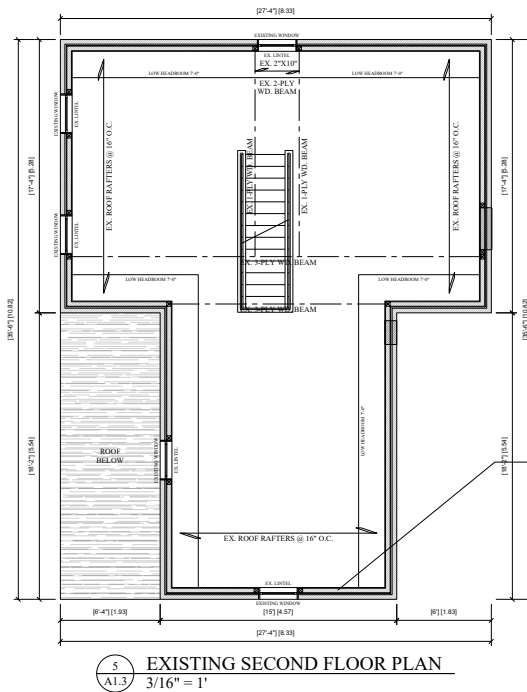


Basement: 2,640 SF

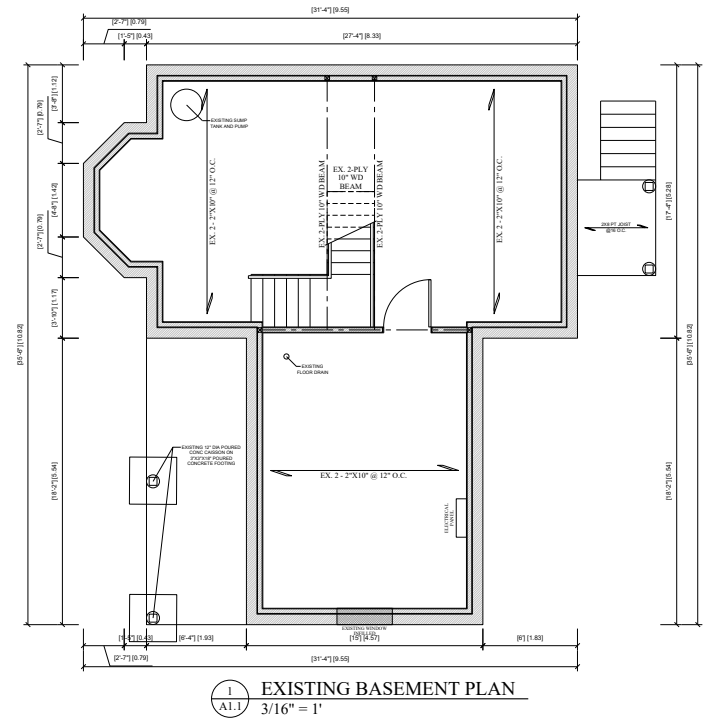
William P. Munro House Floor Plans



Ground Floor: 850 SF



Second Floor: 814 SF



Basement: 850 SF

Nearby Amenities



Surrounding Development Applications

1 9947 Leslie Street

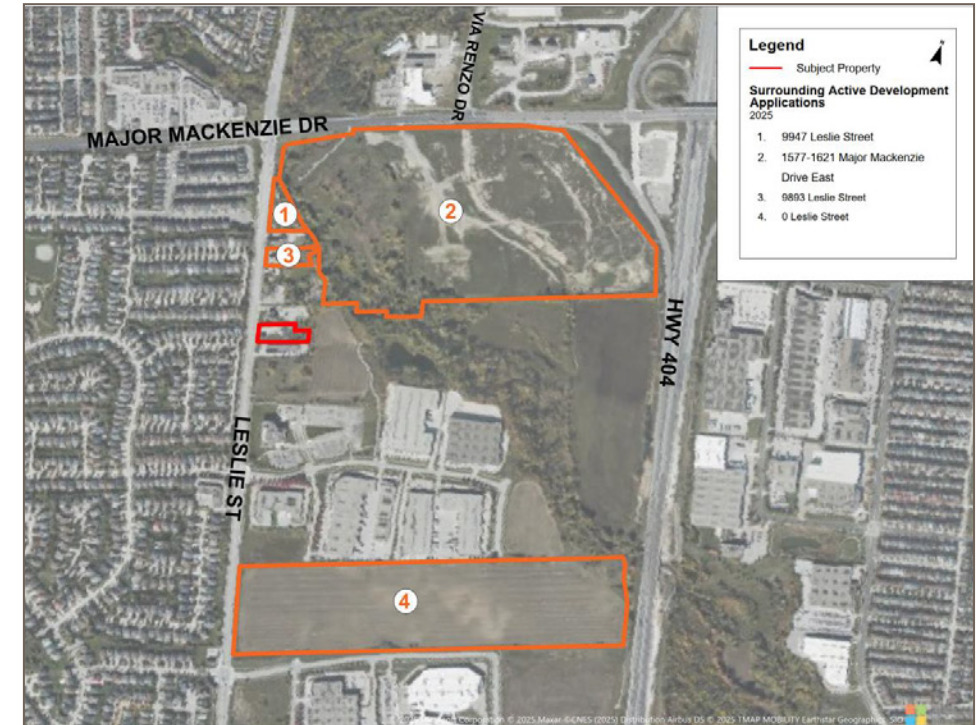
Status	Under Review
Application Information	
Application Type	OPA & ZBA
Proposed Use	Mixed-Use (Retirement and retail/office)
Height	12 Storeys
Dwelling Units	174 retirement dwellings
GFA	17,452 SM
FSI	2.94

2 1577-1621 Major Mackenzie Drive E

Status	Under Review
Application Information	
Application Type	Draft Plan of Subdivision, Site Plan Application, Minister's Zoning Order
Proposed Use	Residential (Stacked, back-to-back townhouses)
Height	3 Storeys
Dwelling Units	150 dwellings
Density	87.72 units per hecta

3 9893 Leslie Street

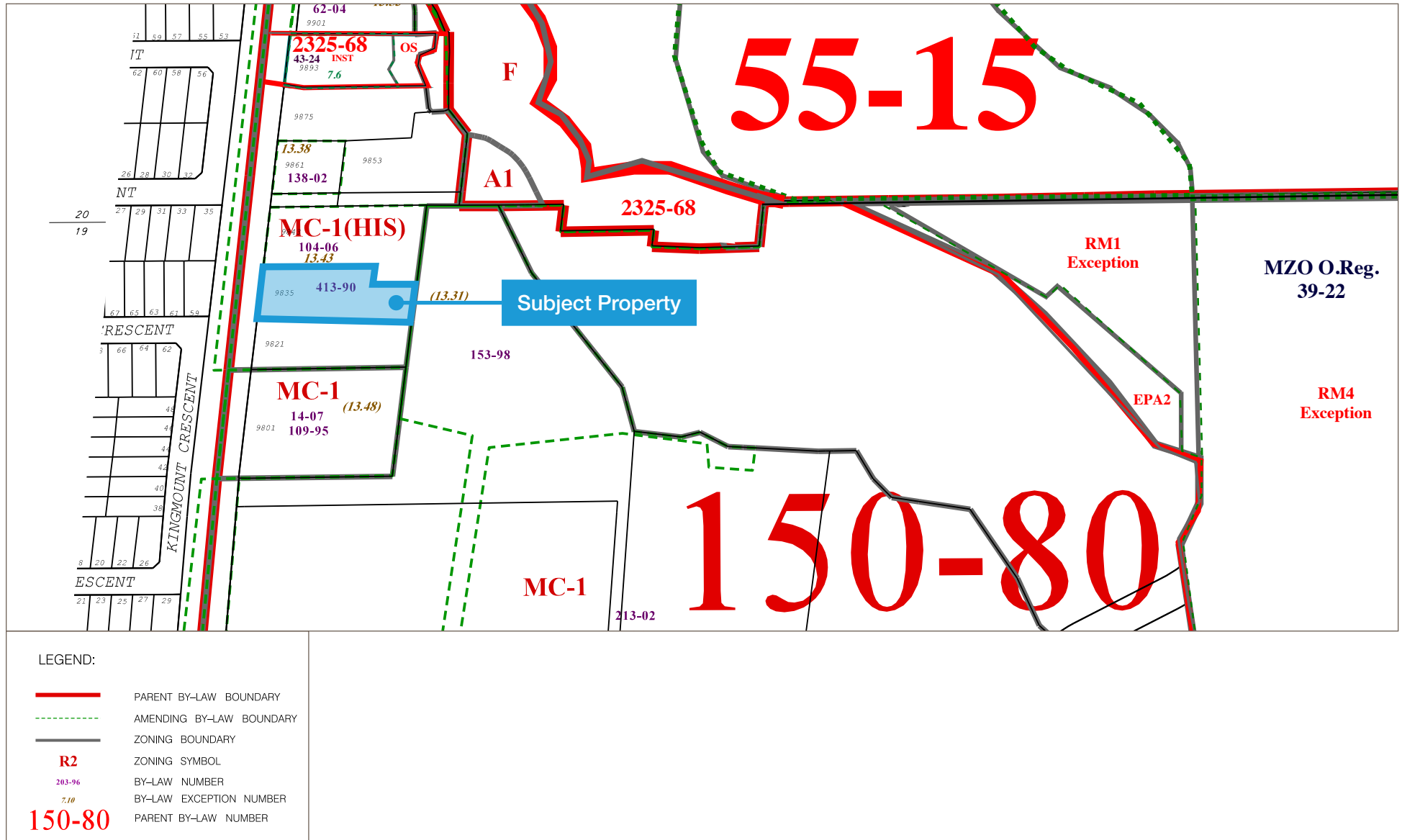
Status	Under Review
Application Information	
Application Type	Site Plan Application
Proposed Use	Long-term care facility and community uses
Height	10 Storeys
Dwelling Units	120 long term care beds, 36 life-lease senior apartment units
GFA	14,678.56 m ²
FSI	3.69
Parking	103 parking spaces



4 0 Leslie Street

Status	Under Review
Application Information	
Application Type	Site Plan Application, Draft Plan of Subdivision (approved)
Proposed Use	Industrial warehouse
GFA	48,043.57 square metres and 10,462.48 m ²

Zoning



Zoning

MC-1 (HIS): High Performance Commercial/Industrial Historic Zone

No person shall hereafter use any building, structure, or land and no person shall hereafter erect, extend or alter any building or structure within the MC-1(HIS) Zone except in accordance with Section 6 and for the following uses.

1. Public

All of the uses permitted in M-1 Zone

2. Industrial

All of the uses permitted in M-1 Zone

3. Commercial

- All of the uses permitted in M-1 Zone
- Banks and financial establishments
- Technical and commercial schools
- Restaurants and taverns, excluding take-out restaurants
- Parking garages
- Business and professional offices
- Hotels provided that:
 - Not more than 33-1/3% of the total lot area shall be covered by buildings and structures
 - Landscaping is provided in accordance with Section 6.7 landscaped open space

4. Additional Commercial

- Computer Software Development and Sales
- Travel Agency
- Art Galleries
- Artist's Studios
- Antique Stores
- Clothing Boutiques
- Home decorating boutique
- Specialty Food Stores not including Convenience Food Stores
- Personal service shops
- Pharmacies

M-1: High Performance Industrial Zone

No person shall hereafter use any building, structure or land and no person shall hereafter erect, extend or alter any building or structure in any "High Performance Industrial (M-1) Zone" except in accordance with the provisions of Section 6 and for the following uses:

1. Public

Public uses as described in Section 6.11.2

2. Industrial

- Warehousing of goods and materials but not including a transport terminal for the loading or unloading of goods and wares from transport vehicles
- Assembly of manufactured goods and materials
- Manufacture of goods and materials
- Printing establishments
- Research and development
- Offices accessory to permitted uses on the same lot

3. Commercial

- Retail sales in accordance with Section 6.11.3 (10% max area for good assembled or manufactured on premises)
- Offices accessory to permitted uses on the same lot
- Data processing centres
- Offices not accessory to permitted uses on the same lot provided they do not occupy in excess of 15% of the total floor area of the building

Disclaimer: Buyers and their agents are advised to independently verify that their intended use of the property is permitted under the applicable zoning by-law. The information provided above is a summary and is not a substitute for the complete zoning by-law. For full details, consult the official municipal documentation or speak with the appropriate planning authority.

Official Plan

The OP identifies the subject property as Employment Lands in accordance with Schedule A: Urban Structure. Furthermore, Schedule A2: Land Use designates the subject property as Employment Area. The subject property abuts the Leslie Street Institutional Area to the north which was created through OPA 18.2 to allow for a mix of institutional, office, small-scale retail and commercial uses.

4.8.1.1.1 The predominant use of land within the Employment Area designation shown on Schedule A2 (Land Use) shall be for high performance industrial, office and major office uses.

4.8.1.1.2 The following uses shall be permitted within the Employment Area designation:

- a. High performance industrial uses contained within wholly enclosed buildings including activities such as manufacturing, assembling, processing (including information such as research and development), fabricating, servicing, wholesaling, and employee training facilities;
- b. Warehousing and enclosed storage of goods associated with a high performance industrial use;
- c. Major office and office uses, including research and development which are encouraged to front on an arterial street;
- d. Hotels, convention centres and banquet facilities which are encouraged to front on an arterial street; e. Community uses as permitted in Section 4.1.1.8 of this Plan;
- f. Linear parks and urban squares;
- g. Automotive service commercial in accordance with policy 3.4.1.47 of this Plan; and
- h. Automotive repair and service types of uses, including an auto body repair shop or public garage, limited to Enford Road, and Industrial Road within the Newkirk Business Park west of the Canadian National Railway.



Richmond Hill Official Plan Map A2 Land Use

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Concept Plan

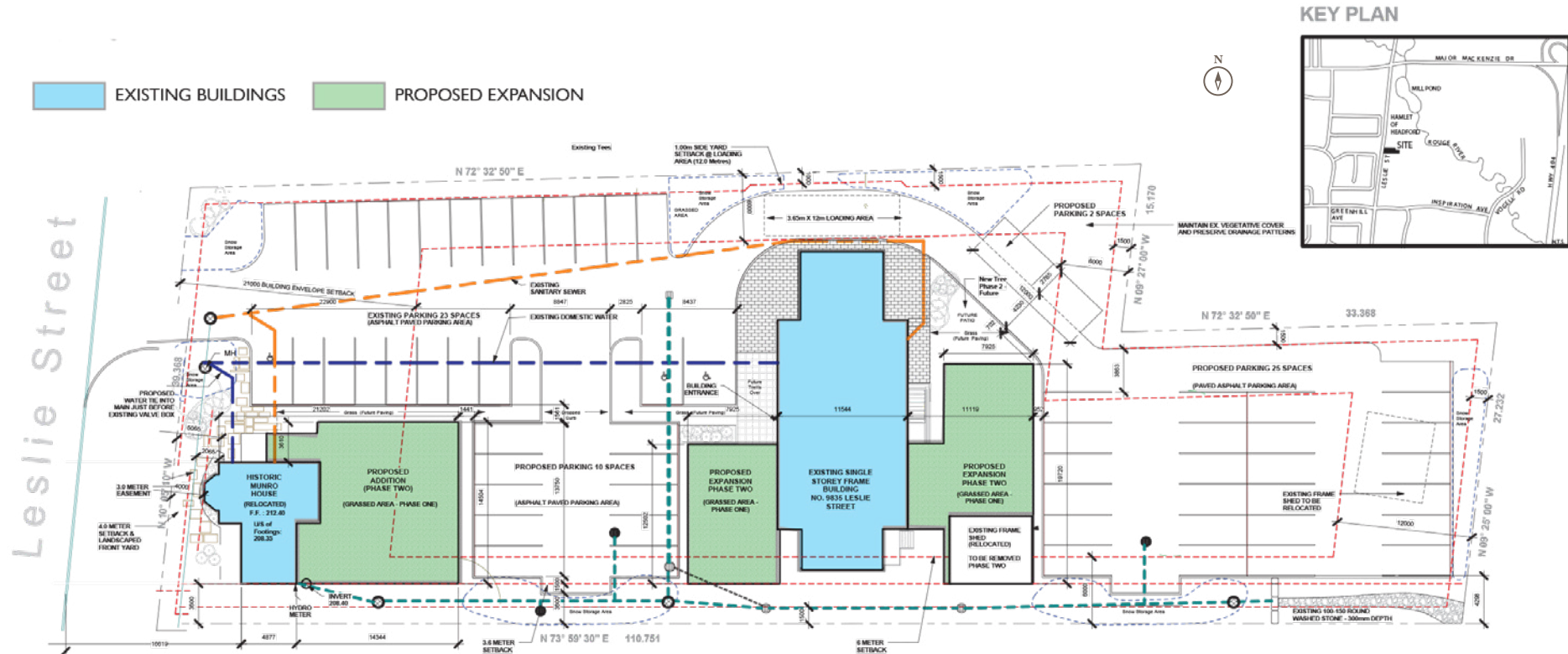


Photo Gallery

Office Bungalow



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Munro House





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