

two seventy five
Richmond

Building For Sale in Downtown Toronto



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Richmond

The Offering

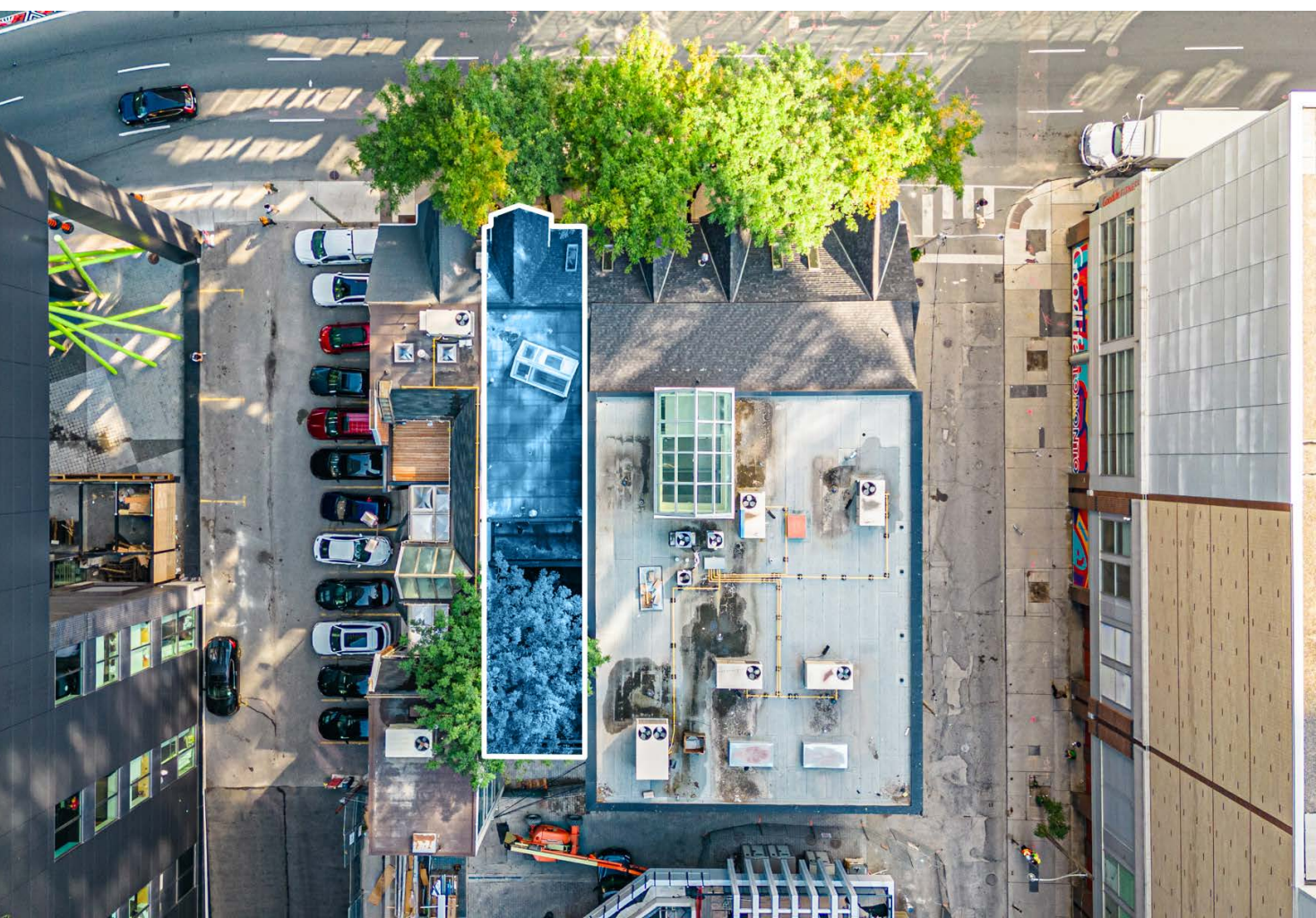
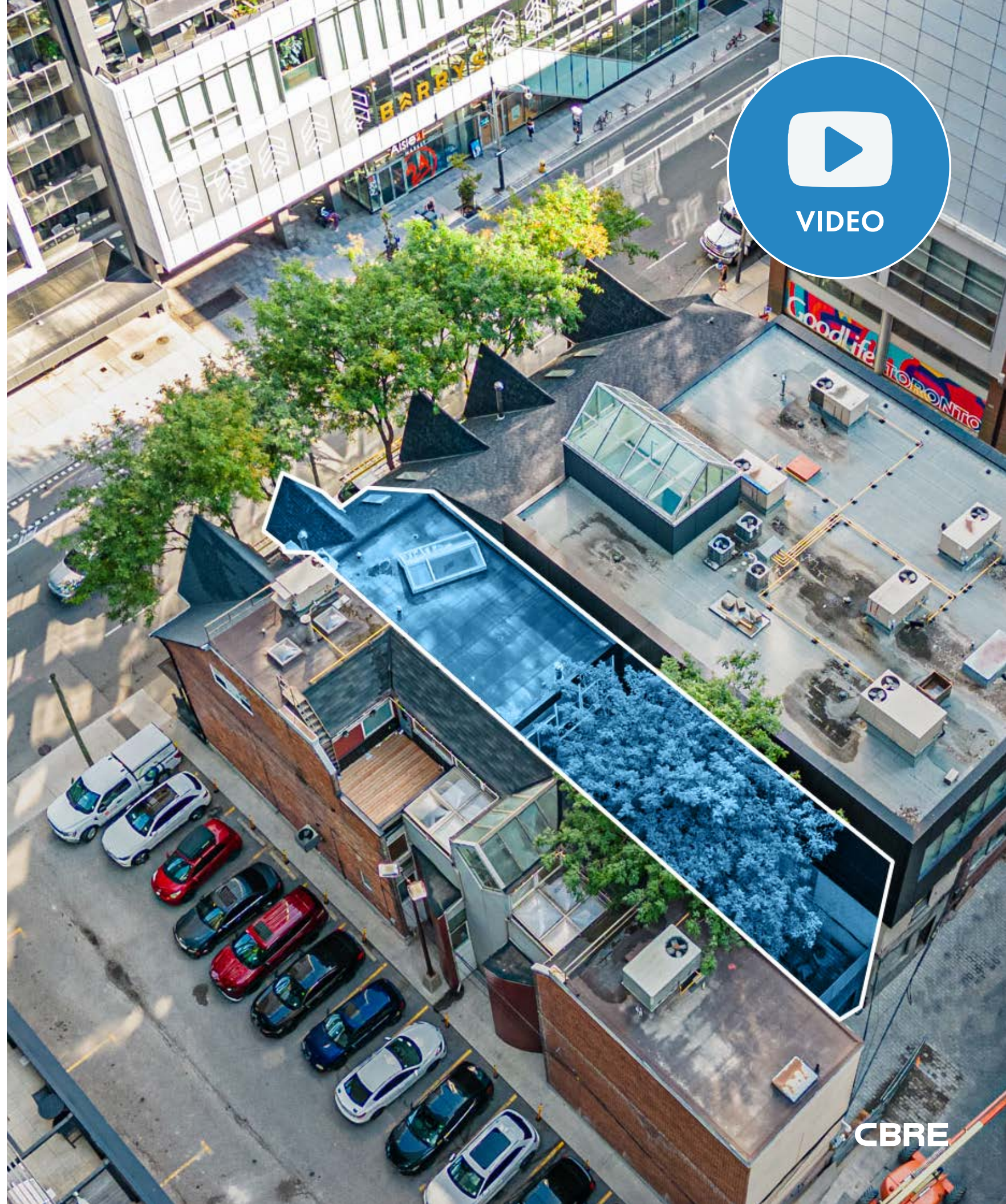
CBRE Limited is pleased to offer for sale a prime retail/office property at 275 Richmond Street West, situated in the heart of downtown west Toronto. 275 Richmond comprises 3,040 sq. ft. of commercial space over three levels. With Queen Street West to the north and King Street West to the south, 275 Richmond Street West is ideally positioned between two of the most dynamic retail and entertainment nodes in the city.



[Click for Building Video](#)

CBRE





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Property Details

Address:	275 Richmond Street West, Toronto		
Size:	Ground:	1,035 sq. ft.	
	Second:	1,015 sq. ft.	
	Third:	990 sq. ft.	
	Total:	3,040 sq. ft.	
Frontage:	18 ft.		
Depth:	100 ft.		
Ceiling Heights:	10 ft. (approx.)		

- Located in Toronto's vibrant downtown core, steps from both King West and Queen West and a five minute walk to St. Andrew subway station
- Beautiful brick-and-beam building, suitable for both retail and office uses
- Ability for the floors to be demised with private entrances
- Abundance of public parking available in the immediate area
- Long-term redevelopment potential

Price: Please contact the listing team

Offers shall be reviewed by the vendor and listing team on an as-received basis

Investment Highlights



A Rare Row Building in the Downtown Core

- Rare opportunity to own a beautifully restored row building in Toronto's downtown core



Ability to Add an Addition + Potential Future Development Opportunity

- Immediate ability to add a rear addition, increasing the building size to 4,460 sq. ft.
- Assembled with the adjacent properties, the building could be home to a future high-rise

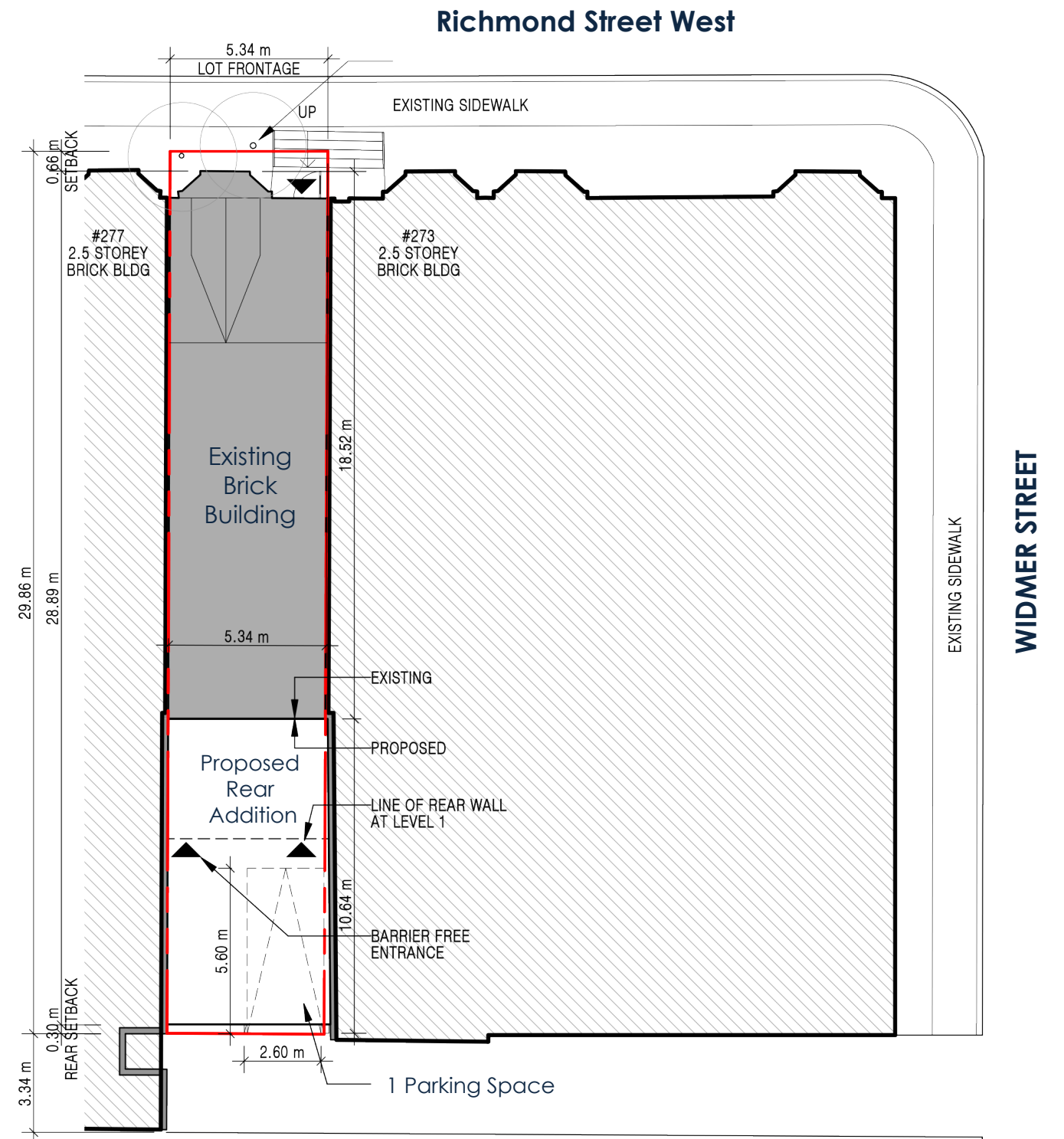
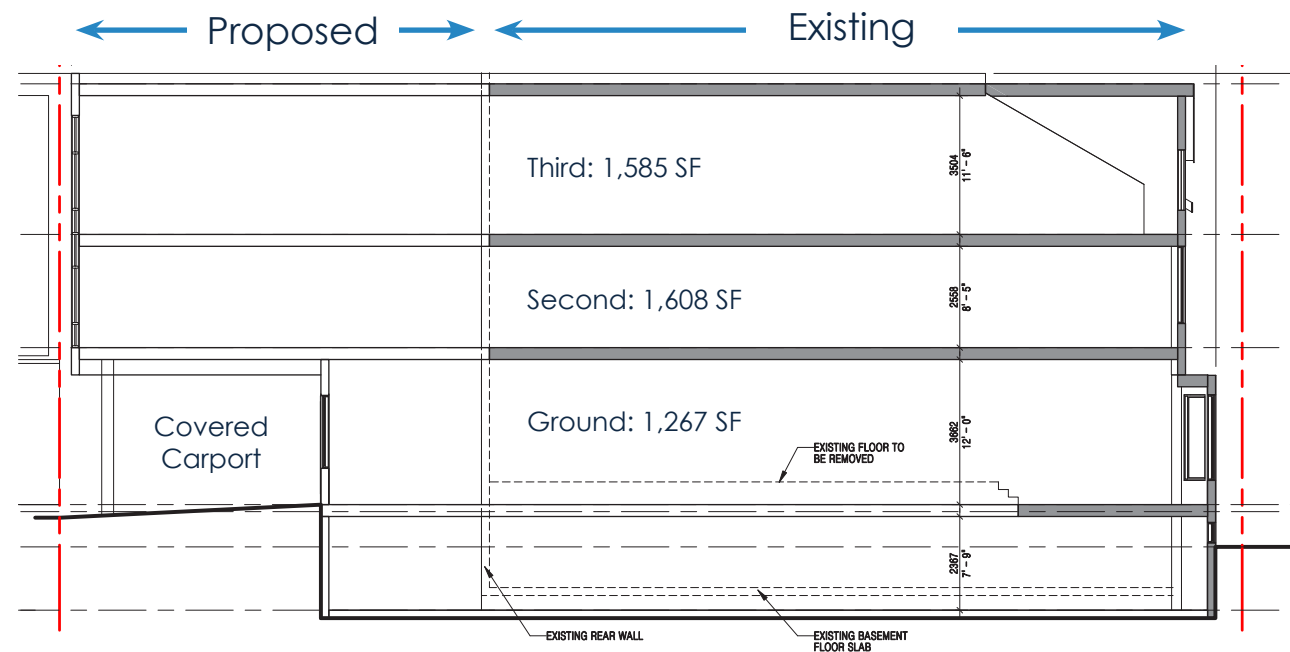
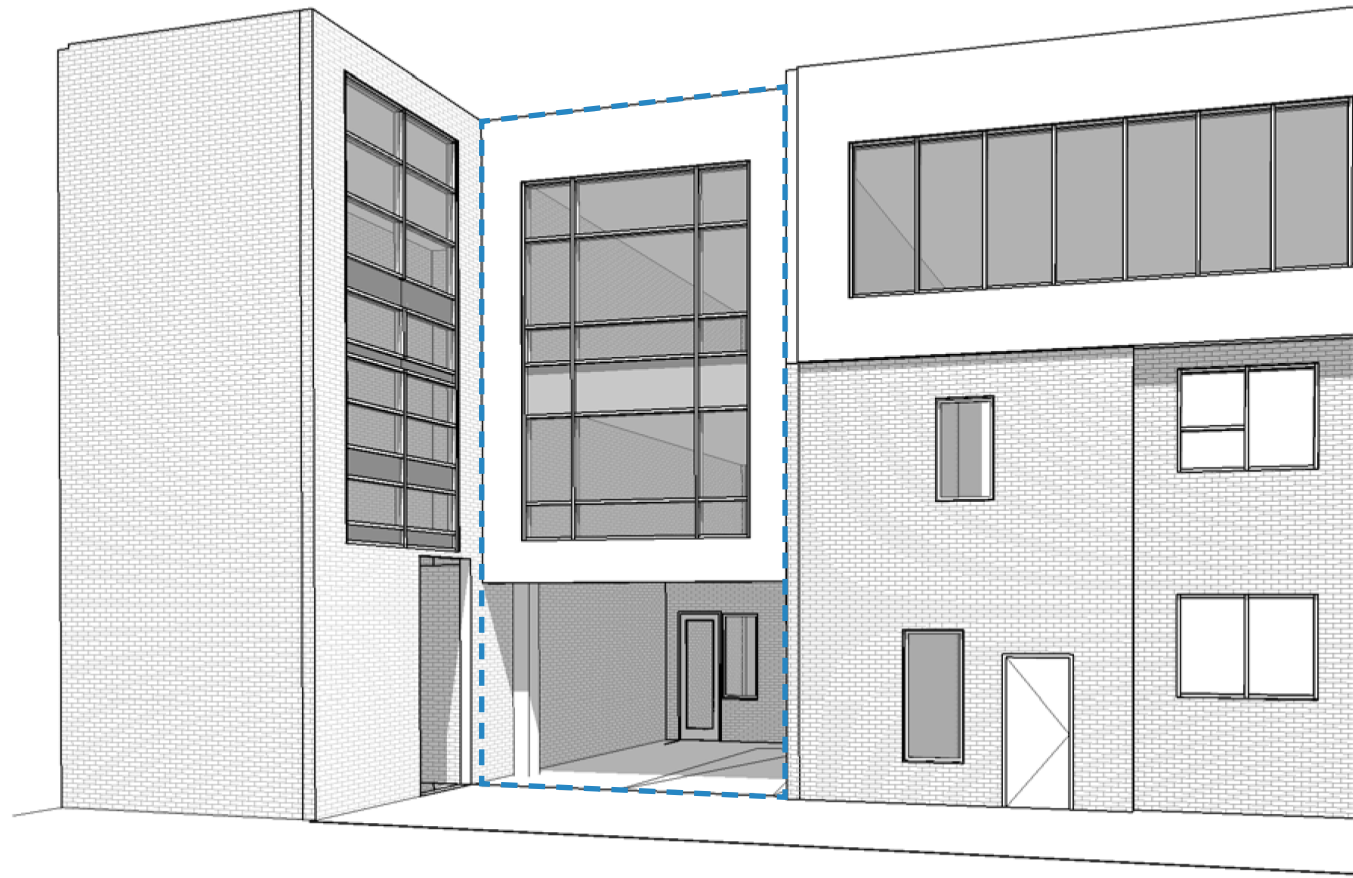


Incredible Surrounding Density

- 275 Richmond is located in one of Toronto's most dense and fastest growing neighbourhoods. There are currently 13 condominiums under construction, with an additional 25 in the pre-construction phase in immediate proximity to the site.

Immediate Ability to Add Density

Ability to add a rear addition, increasing the building size to 4,460 sq. ft.

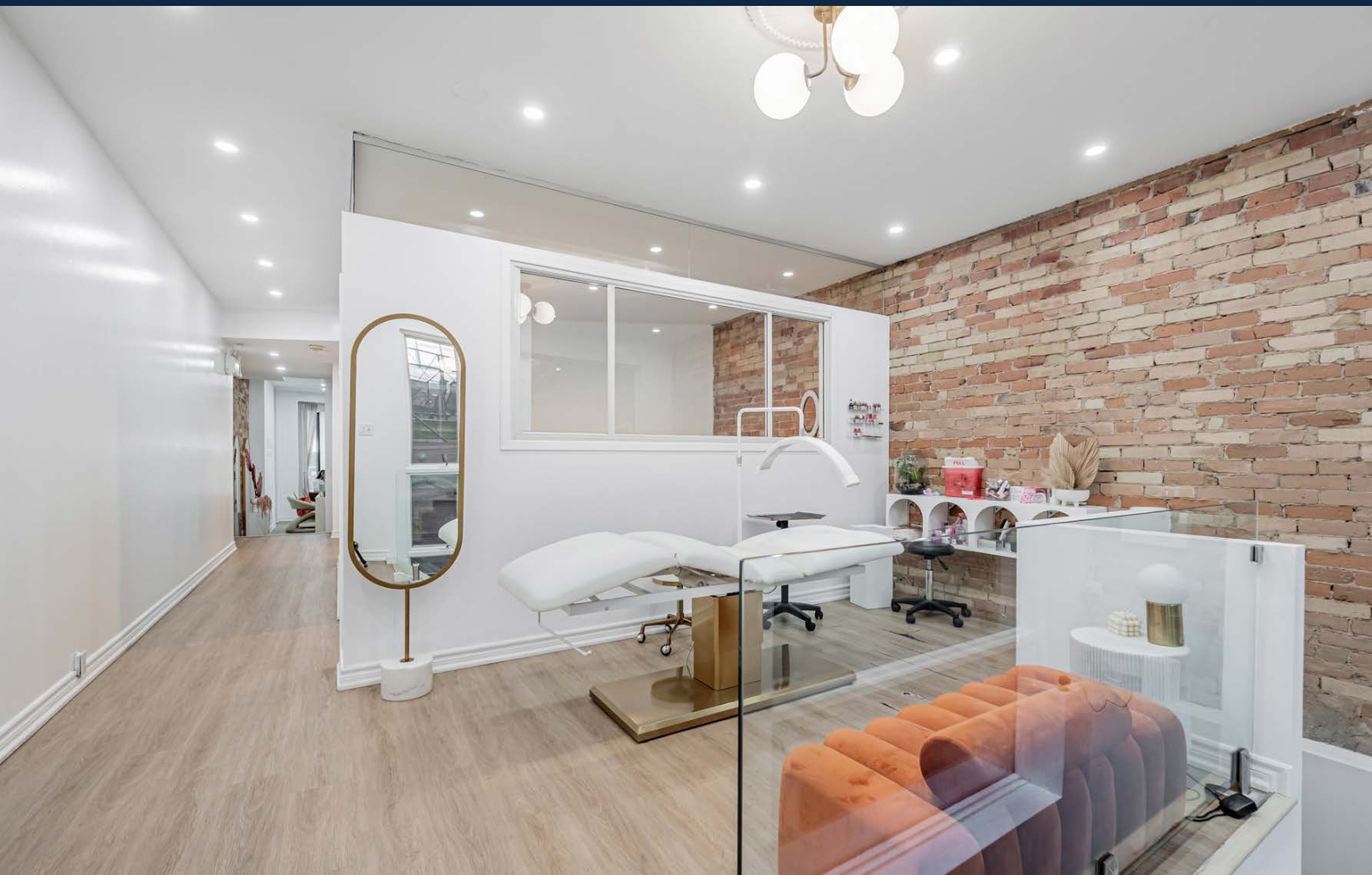




Ground Level



Second Level

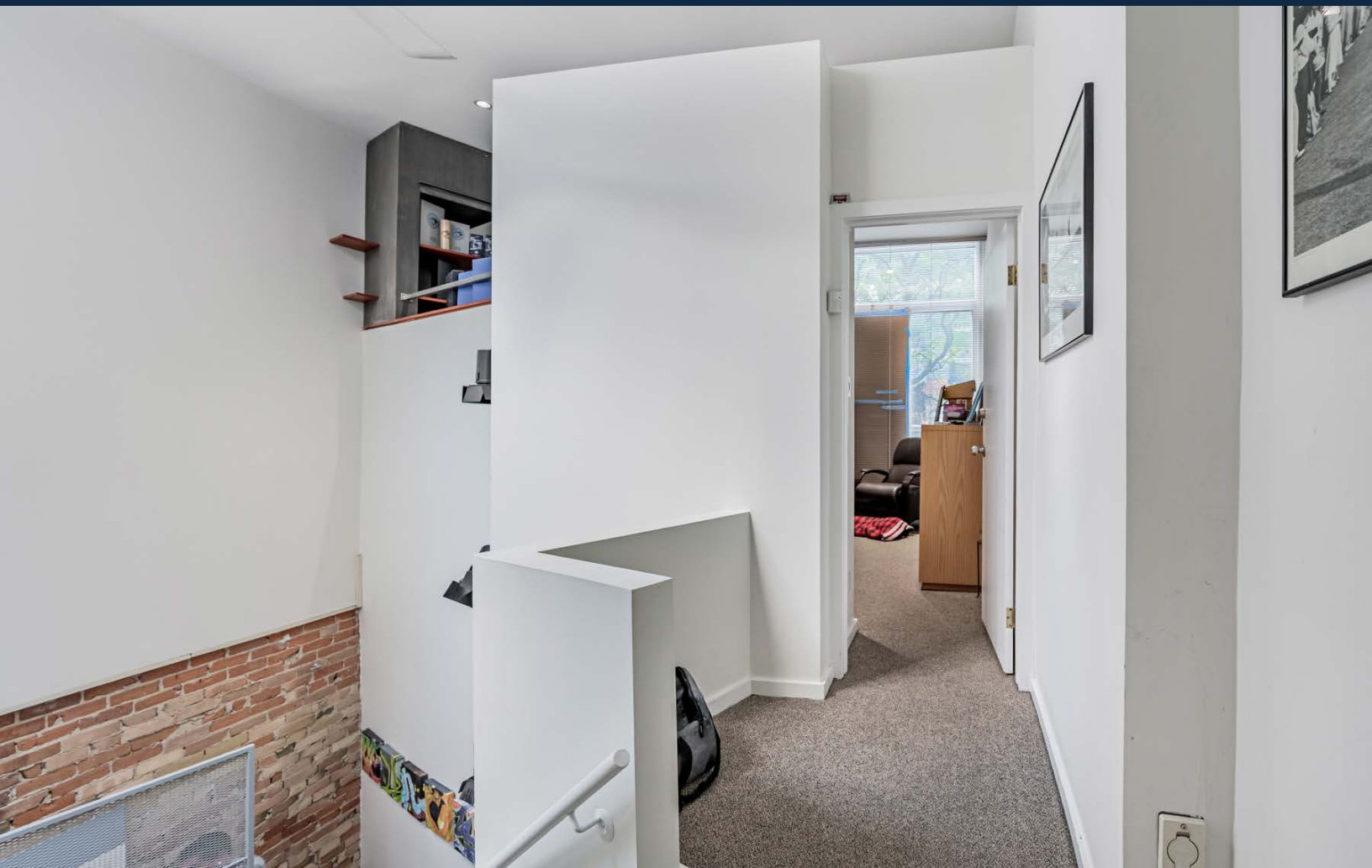




Third Level



Lower Level



Back Patio





The Location

275 Richmond Street West occupies a premier street-front location on Richmond West in the rapidly growing node of Downtown West in Toronto's urban core. With Queen Street West to the north and King Street West to the south, 275 Richmond is ideally positioned between two of the most dynamic retail nodes in the city.

The property is surrounded by countless amenities including unrivaled transit access, an assortment of retailers, restaurants, cafes, fitness concepts, world-class entertainment and nightlife. Neighbouring traffic generators include Scotiabank Theatre, Princess of Wales Theatre, Roy Thompson Hall, Ripely's Aquarium, CN Tower, AGO, CBC Headquarters and the Rogers Centre. Additionally, the TIFF Bell Lightbox is steps away from the property and is the epicentre of the Toronto International Film Festival; one of the largest publicly attended film festivals in the world, attracting over 480,000 people annually.

Intensification of land use in the form of high-rise residential condominium development has led to increased demand for a variety of retail formats creating a highly competitive leasing environment throughout downtown Toronto. The area surrounding 275 Richmond West is among the most active leasing markets in Canada, experiencing an unprecedented rental rate growth and demand from domestic and international office and retail tenants – each seeking access to the young and affluent surrounding residents.

Neighbouring Tenants



Shopping

- 1 Michaels
- 2 Marshalls
- 3 Rudsak
- 4 Arc'teryx
- 5 Zara
- 6 NYX Cosmetics
- 7 Aritzia
- 8 Icebreaker
- 9 MEC
- 10 Lululemon
- 11 Reigning Champ
- 12 Club Monaco
- 13 Kiehl's
- 14 Nobis
- 15 Fjallraven
- 16 Casper
- 17 Umbra
- 18 Miniso
- 19 Rexall

Fitness

- 1 Barry's Bootcamp
- 2 Goodlife Fitness
- 3 Fit Squad Training
- 4 F45
- 5 Fit Factory

Food/Drink

- 1 Figo
- 2 La Carnita
- 3 Parlour
- 4 O&B Canteen
- 5 PAI
- 6 Michael's
- 7 Momofuku
- 8 Soho House
- 9 Byblos
- 10 Ricarda's Restaurant
- 11 Bar Hop
- 12 Luma
- 13 District Eatery
- 14 Coffee, Oysters, Champagne
- 15 General Assembly Pizza
- 16 FLOCK
- 17 Tutti Matti
- 18 Aloette
- 19 Alo
- 20 Rivoli
- 21 Peter Pan Bisto
- 22 Bar Hop Brewco
- 23 Planta

Arts/Entertainment

- 1 TIFF Bell Lightbox
- 2 Scotiabank Theatre
- 3 CBC Headquarters
- 4 Princess of Wales Theatre
- 5 Royal Alexandra Theatre
- 6 Roy Thompson Hall
- 7 Bell Media Headquarters
- 8 Four Seasons Centre
- 9 Second City Toronto
- 10 Ripley's Aquarium
- 11 CN Tower
- 12 Rogers Centre
- 13 AGO

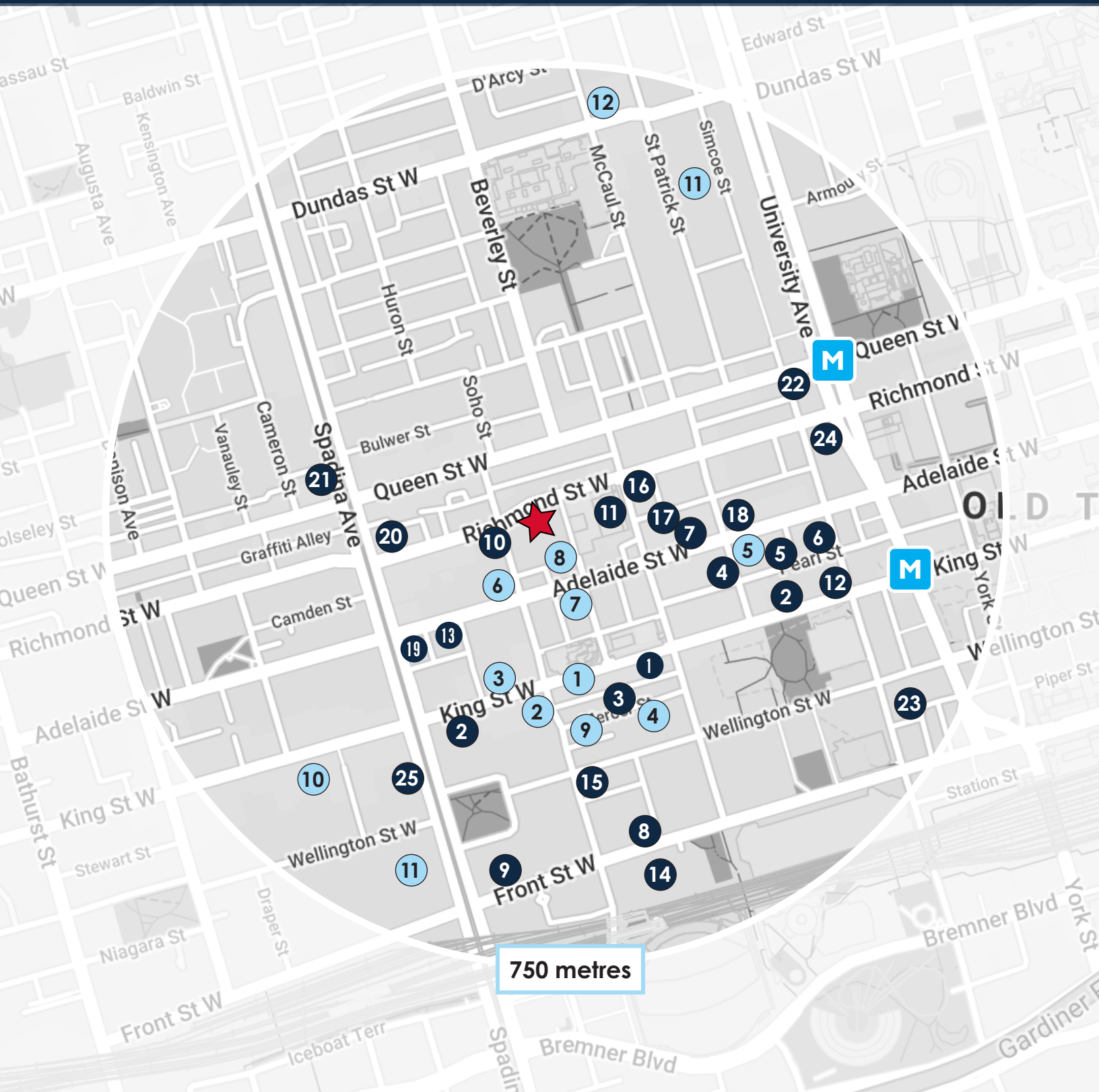
Hotels

- 1 Shangri-La
- 2 Nobu Hotel (Coming Soon)
- 3 Hilton Garden Inn
- 4 Hyatt Regency
- 5 Le Germain Hotel
- 6 Bisha Hotel
- 7 Soho Hotel
- 8 Residence Inn
- 9 The Ritz Carlton
- 10 Hilton
- 11 The Beverley Hotel

 275 Richmond Street W

Development Activity

275 Richmond is located in one of Toronto's most dense and fastest growing neighbourhoods. There are currently 13 condominiums under construction, with an additional 25 in the pre-construction phase in immediate proximity to the site, **totalling more than 22,830 new residential units.**



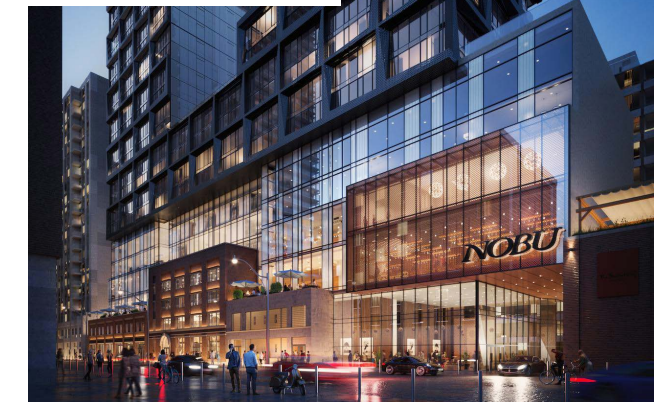
Notable Active Developments			
#	Condo	Status	Units
1	Maverick	Under Construction	328
2	Forma	Under Construction	2,034
3	400 King West	Under Construction	612
4	Nobu Residences	Under Construction	696
5	19 Duncan Street	Under Construction	462
6	Peter and Adelaide	Under Construction	696
7	Theatre District Condos	Under Construction	131
8	Central Condos	Under Construction	426
9	55 Mercer	Under Construction	543
10	KING Toronto	Under Construction	440
11	Artist's Alley	Under Construction	899
12	Artistry Condos	Under Construction	346
13	The Well	Under Construction	1700

Notable Development Applications			
#	Condo	Status	Units
1	305-319 King Street W	Pre-Construction	403
2	Four Eleven King	Pre-Construction	435
3	Bungalow on Mercer	Pre-Construction	12
4	14 Duncan Street	Pre-Construction	369
5	150 Pearl Street	Pre-Construction	482
6	100 Simcoe	Pre-Construction	526
7	Natasha Residences	Pre-Construction	432
8	310 Front Street	Pre-Construction	560
9	400 Front Street	Pre-Construction	2,171
10	122 Peter Street	Pre-Construction	374
11	RioCan Hall	Pre-Construction	693
12	212 King Street West	Pre-Construction	569
13	Spadina Adelaide Sq	Pre-Construction	503
14	Union Park	Pre-Construction	732
15	277 Wellington St W	Pre-Construction	645
16	241 Richmond West	Pre-Construction	459
17	260 Adelaide West	Pre-Construction	813
18	240 Adelaide West	Pre-Construction	554
19	101 Spadina Avenue	Pre-Construction	375
20	147 Spadina Avenue	Pre-Construction	223
21	170 Spadina Avenue	Pre-Construction	164
22	250 University	Pre-Construction	512
23	145 Wellington West	Pre-Construction	512
24	200 University	Pre-Construction	478
25	46 Spadina Avenue	Pre-Construction	521

Theatre District Condos



Nobu Residences



Forma



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