


For Sale

E'S CARE
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 **JLL** SEE A BRIGHTER WAY

304 Richmond Street West, Toronto ON

Retail Offering on Richmond Street West

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The Opportunity

Jones Lang LaSalle Real Estate Services, Inc., hereafter referred to as “JLL” or the “Advisor,” is delighted to present an outstanding opportunity to acquire 304 Richmond Street West, a rarely available retail asset, strategically positioned along Richmond Street West. Property showcases 17.9 feet (FT) of prime high street frontage, with two onsite parking stalls and immediate access to high-order transit serviced by Osgoode station on TTC line 1.

The site is improved with a three-story retail building comprised of 2,532 SF + basement. The Property is currently entirely vacant, offering a unique opportunity for value-add investors or owner-users to acquire a near turn-key-ready asset with a fully equipped commercial kitchen on the second floor in proximity to the downtown core. The Offering’s superior condition presents prospective purchasers with a flexible opportunity with limited capex required and reduced timelines, attractive to users or value-add investors looking to stabilize the asset through strategic lease-up.

Salient Details



2,532 SF
GLA



1,712 SF
Site area



17.9 SF
Frontage



98.3 FT
Depth



2,532 SF
Retail area



\$60.00 SF
Market rent

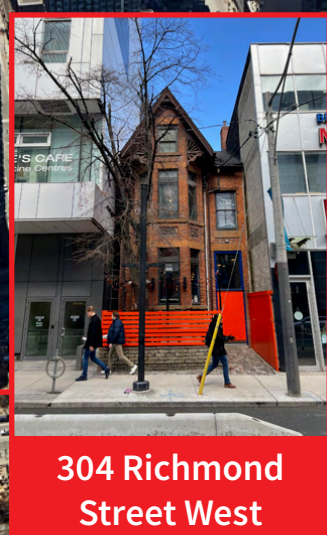


CRE
Zoning



Regeneration areas
Official plan

ASKING PRICE: \$2,995,000



**304 Richmond
Street West**

Investment Highlights



Premier location

The property is strategically situated on Richmond Street West, positioned between John Street & Spadina Avenue, offering 17.9 FT of prime high street frontage in one of Toronto most highly coveted neighbourhoods, offering excellent branding and signage opportunities.



Owner-user opportunity

Superior asset quality, with vacant retail space in near turnkey ready condition offering an exception owner-user opportunity to capitalize on the limited supply of owner user buildings in proximity to the Downtown core.



Value-add potential

Flexible offering attractive to owner-users looking to reposition the asset for there own use or value-add investors looking to stabilize the asset through strategic lease-up.



Transit oriented

The site benefits from direct transit access, located just 400 meters east of Osgoode station and serviced by TTC streetcar line 501 with a stop located less than 100 meters north at the intersection of Queen Street West & John Street.



Redevelopment potential

The site is strategically situated in proximity to the downtown core with assembly potential of the adjacent parcels of land, offering a land bank opportunity well positioned to capitalize on future infill development.



Area Overview

304 Richmond Street West is strategically positioned in the dynamic and trendy entertainment district, renowned for its vibrant atmosphere and diverse retail scene. The locale offers a wide range of housing options, including luxury condominiums, rental apartments, and Victorian homes. Richmond Street West is filled with unique cafes, top-notch restaurants, lively bars, and nightclubs, providing plenty of entertainment options. As one of Canada's premier retail destinations, Toronto's entertainment district boasts a blend of boutiques, national chains, and international brands. Richmond Street West offers excellent transit connectivity, with easy access to Downtown Toronto via regular Queen Streetcar service and located less than 400 Meters from Osgoode Station on TTC line 1. The locale's amenity-rich offering attribute to its bustling daytime population of roughly 330,000 employees.

Nearby Developments

- 1. 38 Widmer Street – 426 Units
- 2. 267 Adelaide Street West – 420 Units
- 3. 28 Widmer Street – 216 Units
- 4. 276 King Street West – 855 Units
- 5. 8 Widmer Street – 428 Units
- 6. 333 King Street West – 605 Units
- 7. 400 King Street West – 612 Units
- 8. 55 Mercer Street – 538 Units

Total of 4,100 units



Financing and offering process

Free and clear

The Property will be offered for sale free and clear of existing financing.

Offering process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. All inquiries about the Property should be directed to the attention of the team below.

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