



User play and long-term development opportunity

275

**Richmond
Street
West**

**AVISON
YOUNG**

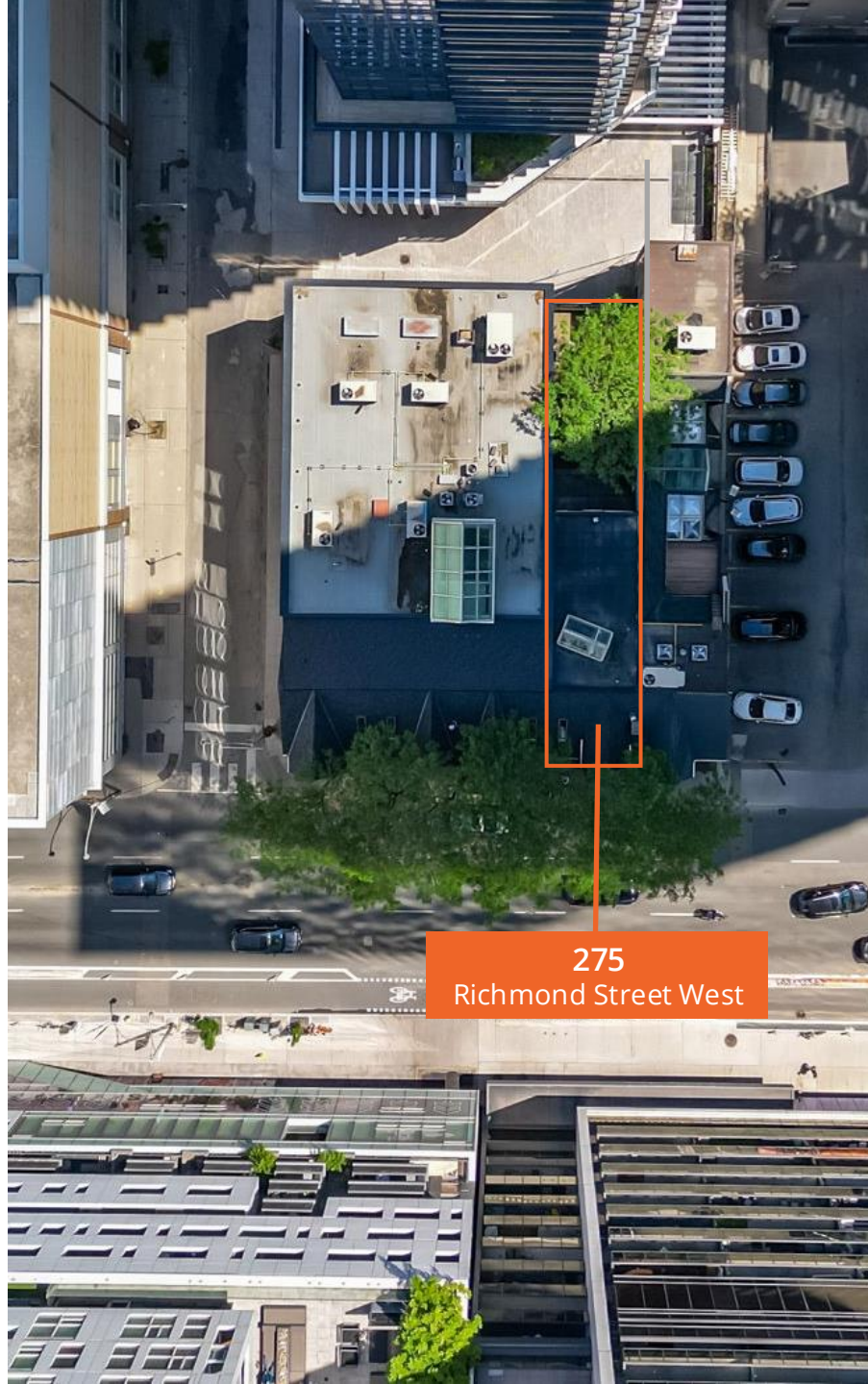
Property Description

The Subject property is located within the area bounded by Queen Street West to the north, King Street West to the south, University Avenue to the east, and Spadina Avenue to the west.

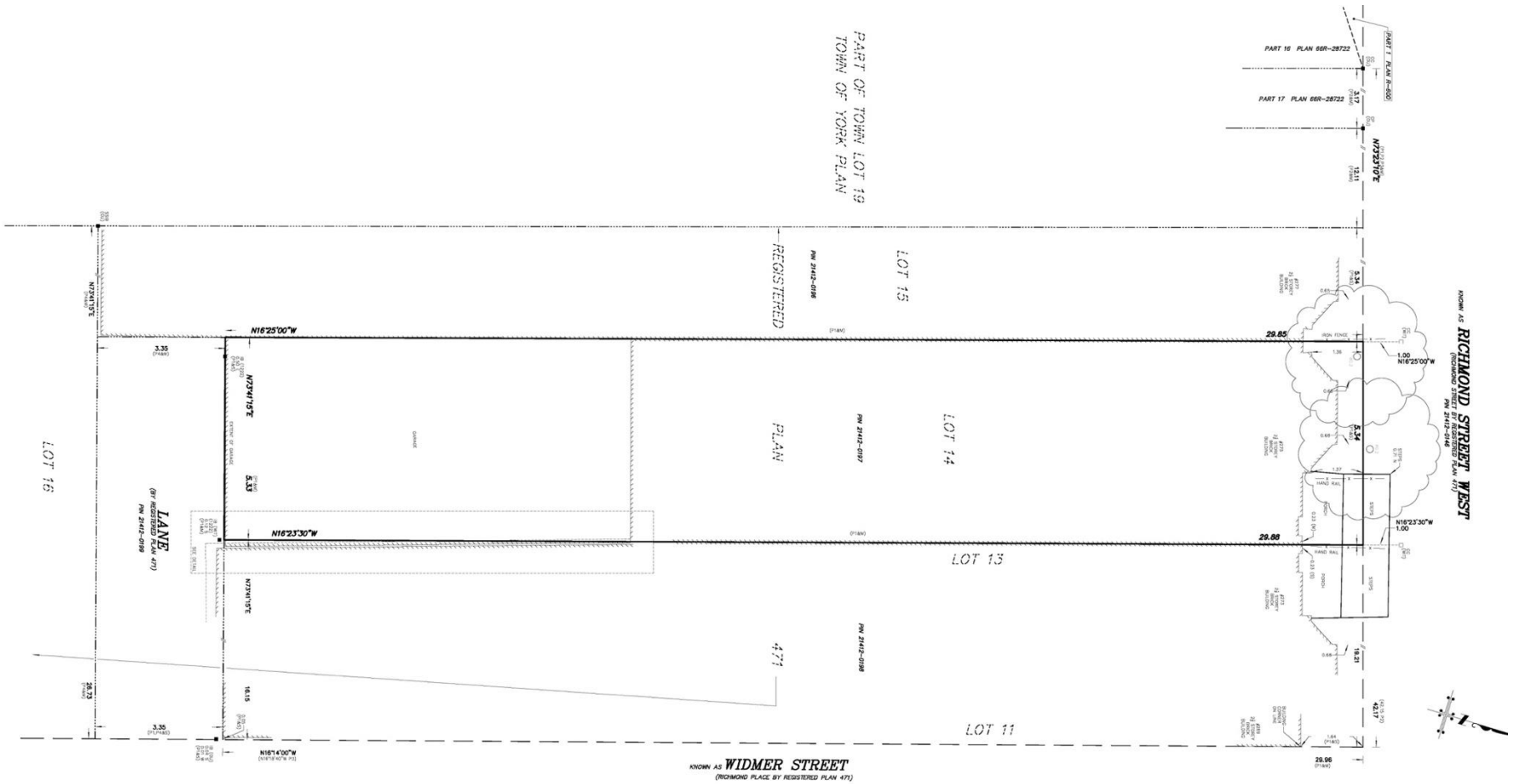
Land use in the immediate subject area consists of retail, high-density residential, and office uses. The site is highly accessible, with bus and streetcar stops located just north along Queen Street West, and Osgoode Station approximately 500 metres east, connecting the site to Toronto's transit system. In addition, the area will be served by the new Spadina Station on the forthcoming Ontario Line, further enhancing transit accessibility.

275 Richmond Street West (exclusively listed) Toronto, ON

Property Type	Urban Street-front / Mixed-use (3-storey)
Net Rentable Area (NRA)	4,460 sf
Land Area	0.04 acres (1,767 sf)
Frontage	17.2 sf
Depth	98.2 sf
Zoning	CRE (x74)
Asking Price	\$3,500,000

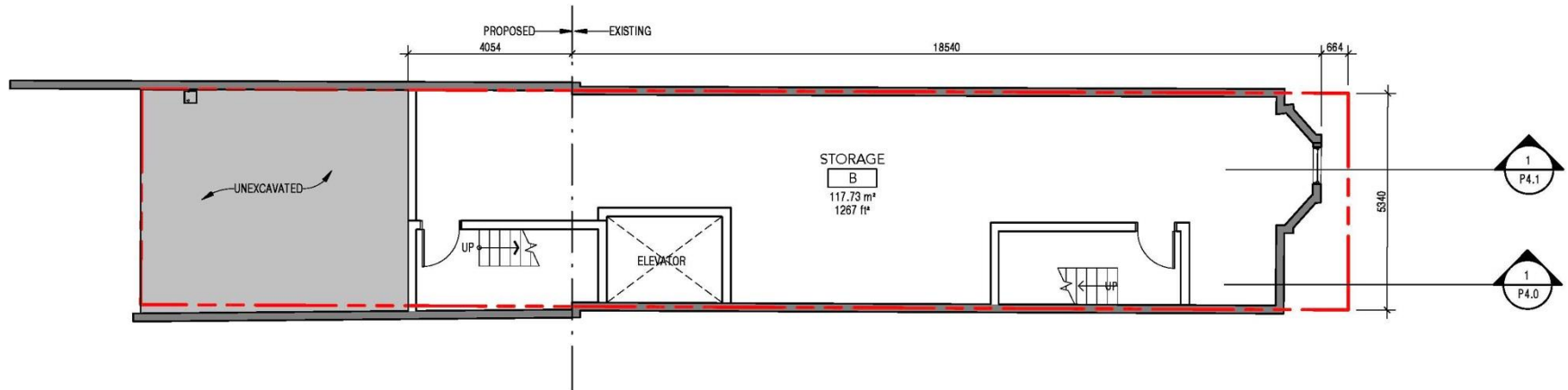


Site Plan

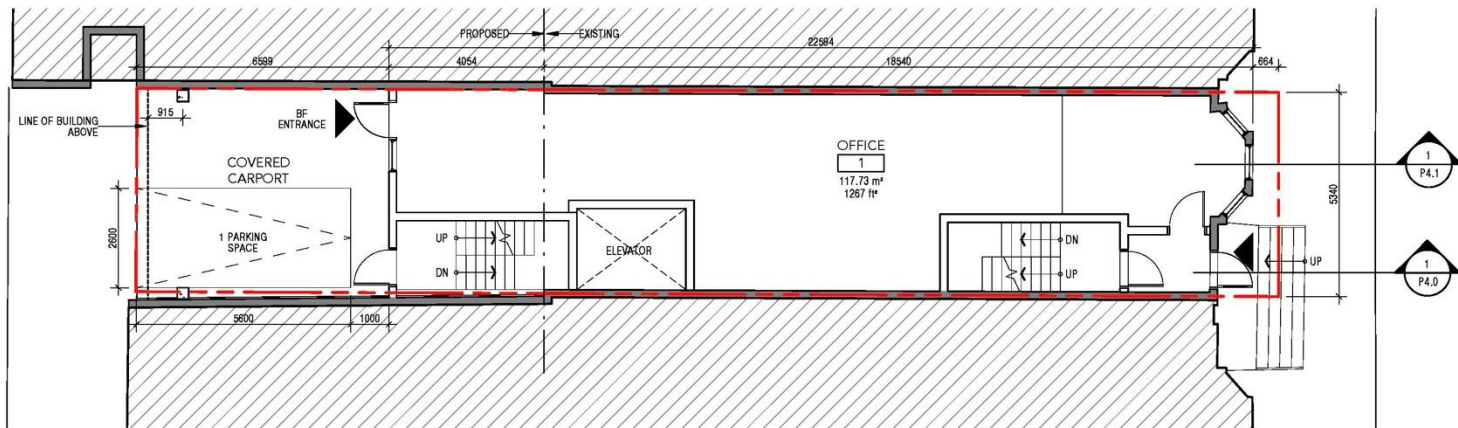


- FLOOR PLAN -

Basement

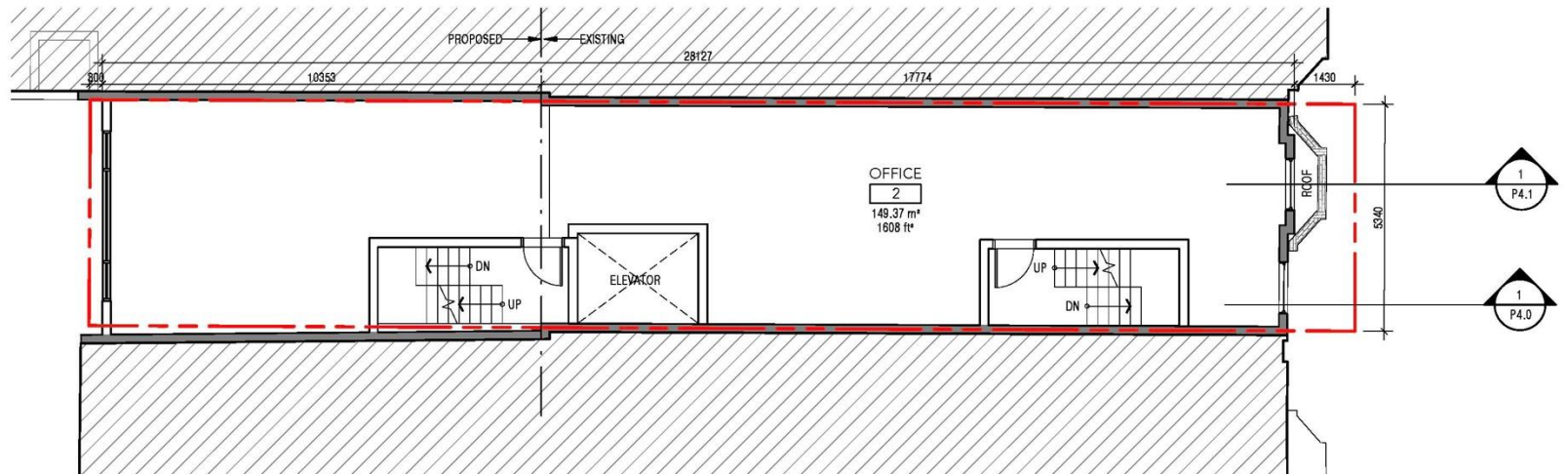


Level 1

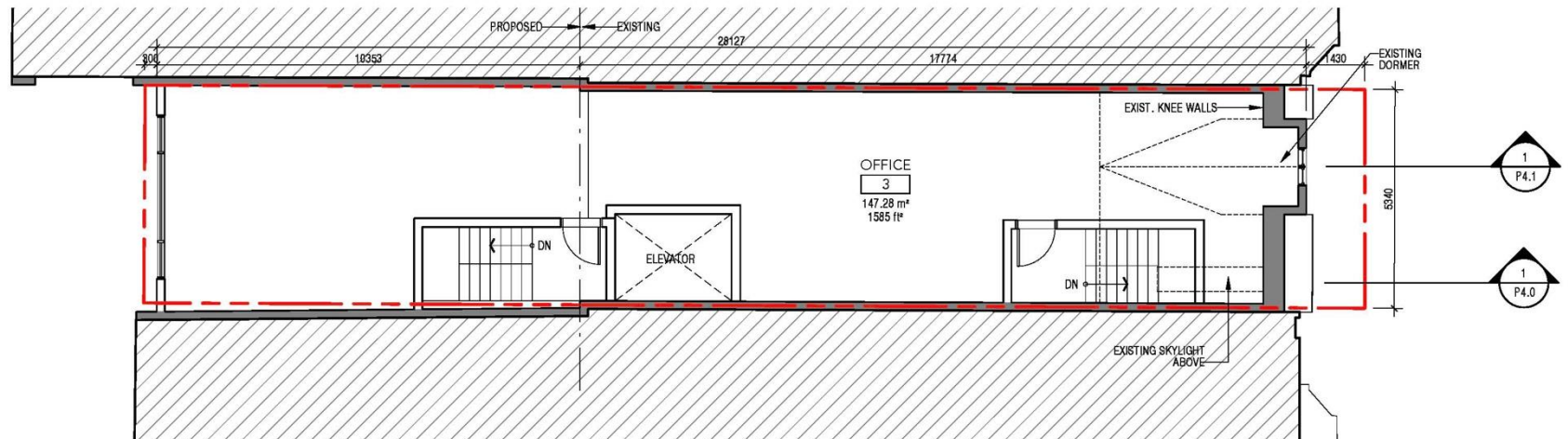


- FLOOR PLAN -

Level 2



Level 3



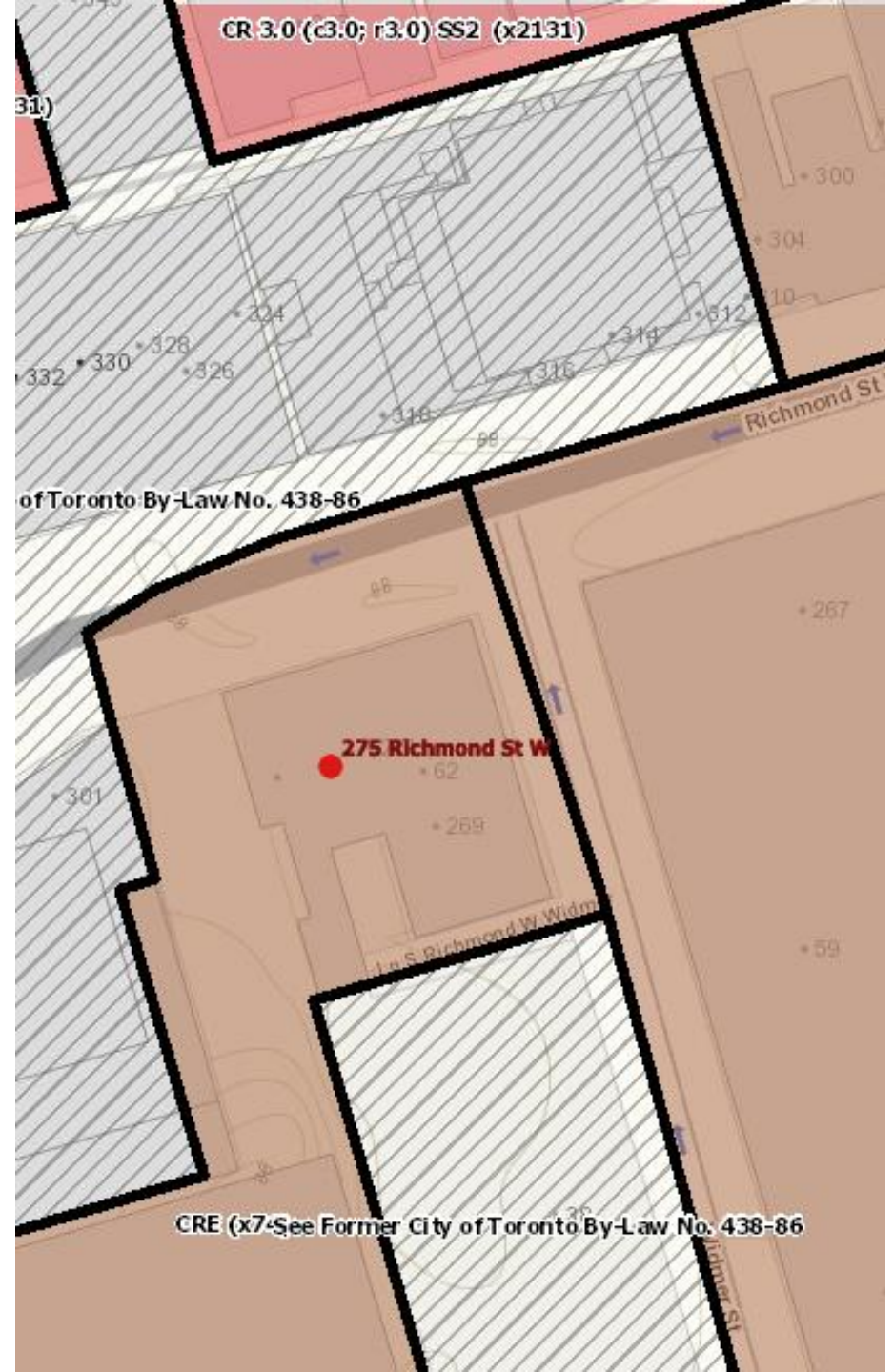
- ZONING -

Mixed Use – CRE (x74)

The new City-wide Zoning By-law No. 569-2013 was enacted by City Council on May 9, 2013; however, it was subject to numerous appeals to the Ontario Municipal Board. By-law 569-2013 has now been substantially approved by the OLT and is in force, except for those provisions that remain under appeal.

For portions of the by-law that have not yet been approved, the by-laws of the former municipalities remain in force, including By-law 438-86 of the former City of Toronto, as amended. The CRE (Commercial Residential Employment) provisions in By-law 569-2013 are now fully in force; accordingly, going forward, City staff have advised that an amendment to By-law 438-86 will no longer be required for CRE-zoned sites. The City-wide Zoning By-law 569-2013, as amended, zones the subject site CRE (x74), subject to a maximum height of 30.0 metres.

Click [here](#) for zoning information



- LOCATION -

275 Richmond Street West



100

Walk Score



100

Transit Score

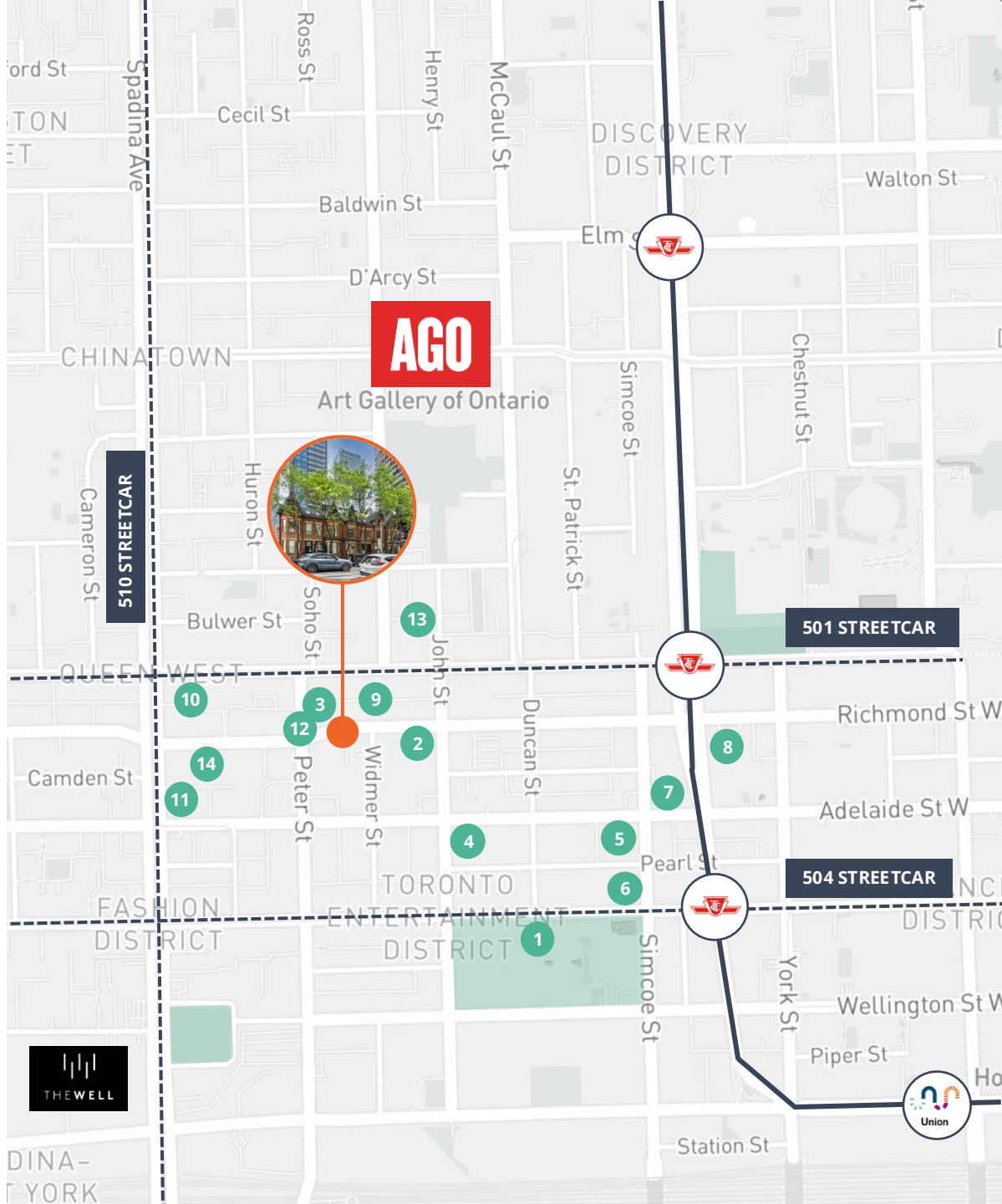


98

Bike Score

Surrounding Area

1. TIFF Lightbox
2. Scotiabank Theatre Toronto
3. Peter Pan Bistro
4. The Ballroom Bowl
5. PAI
6. Roy Thomson Hall
7. Shangri-Lai Toronto
8. Hilton Toronto
9. Barry's Richmond
10. Aloette
11. SINCO Toronto Downtown
12. Starbucks
13. MARKED Restaurant
14. Dark Horse Espresso Bar





275

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AVISON
YOUNG

For more information please contact:

avisonyoung.ca

Drew Koivu*

Principal

+1 416 673 4057

drew.koivu@avisonyoung.com

Bobby Singh*

Sales Representative

+1 905 283 2326

bobby.singh@avisonyoung.com

Avison Young | Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937

*Sales Representative

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