

FOR SALE & LEASE

280 West Beaver Creek Rd

Units 13, 15 & L19 | Richmond Hill, Ontario

FOR SALE

\$4,688,888

FOR LEASE

\$35/ft Net



Total Area

5,327 SF

Retail / Office

80% / 20%

Zoning

Commercial

Location

Hwy 7 & Leslie

Taxes (2026)

\$9,639

MLS#

N12801990

280 West Beaver Creek Rd

Units 13, 15 & L19 | Richmond Hill, ON

Optimal multi-level end unit located at Highway 7 & Leslie, in the heart of the Beaver Creek Business Park. High-traffic, high-visibility location surrounded by thriving businesses.

Units 13-15 feature retail storefronts on the main floor, while Unit L19 provides a lower-level space with a private rear shipping entrance — ideal for retail users with in-house warehousing and storage.

All three units must be sold together, but can be separated for income-generating investment purposes.

PROPERTY DETAILS

Total Area	5,327 SF
Main Floor	4,132 SF (Retail ~80%)
Upper Level	1,195 SF (Office ~20%)
Zoning	Commercial
Heat	Gas Forced Air
A/C	Partial
Sprinklers	Partial
Parking	Outside / Surface
Condo Fee	\$3,598.42 /mo
Taxes (2026)	\$9,639.33 Annual

KEY FEATURES

- Prime Highway 7 & Leslie location — high traffic, high visibility, ample parking
- Multi-level layout: retail storefronts (main) + warehouse/storage with private shipping entrance (lower)
- Versatile Commercial zoning permits wide range of uses (retail, office, food service, services & more)
- Investment flexibility — units can be separated for individual tenancies

Commercial Zoning — Beaver Creek Business Park, Richmond Hill

Under Richmond Hill's Commercial zoning designation, this property permits an exceptionally wide range of uses — making it one of the most versatile commercial opportunities available:

RETAIL

- Retail Stores & Shops
- Convenience Retail
- Department Stores
- Specialty Food Stores
- Pharmacies
- Showrooms & Display

FOOD SERVICE

- Restaurants
- Fast Food Restaurants
- Cafes & Bakeries
- Catering Establishments
- Take-Out Restaurants
- Banquet Halls

OFFICE & MEDICAL

- Professional Offices
- Medical Offices & Clinics
- Dental Offices
- Financial Institutions
- Real Estate Offices
- Wellness Centres

SERVICES

- Personal Service Shops
- Day Nurseries / Child Care
- Commercial Fitness Centres
- Printing & Copy Centres
- Pet Services
- Service & Repair Shops

Note: Permitted uses under Richmond Hill By-law 2523 (Commercial zone). Subject to applicable municipal by-laws and may require additional approvals.

ADDITIONAL PERMITTED USES



The Commercial zone in Richmond Hill is among the broadest zoning designations, permitting the following additional categories:

EDUCATION & COMMUNITY

- Commercial Schools
- Training & Education Centres
- Art Galleries & Studios
- Performing Arts Studios
- Community Centres
- Places of Worship
- Libraries
- Museums

ENTERTAINMENT & LEISURE

- Amusement Arcades
- Billiard / Pool Halls
- Bowling Alleys
- Cinemas & Theatres
- Recreation Facilities
- Private Clubs
- Dance Studios
- Martial Arts Studios

SPECIALTY & OTHER

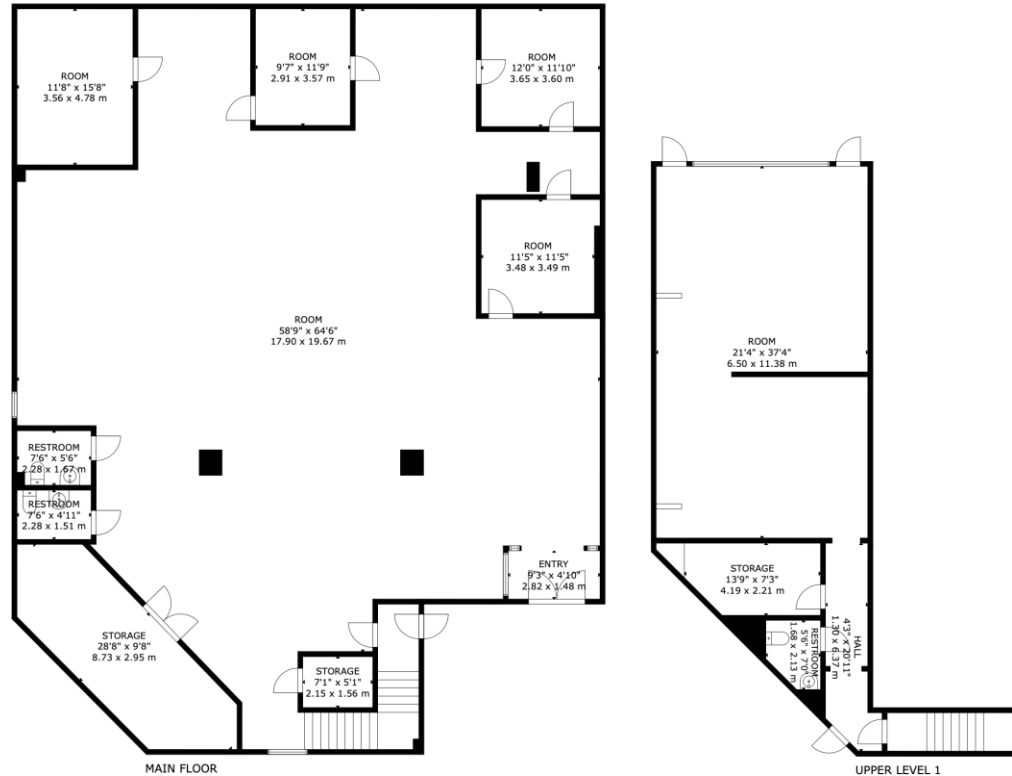
- Auction Houses
- Dry Cleaning Establishments
- Laundromats
- Funeral Homes
- Hotels & Motels
- Parking Lots / Structures
- Warehousing (Lower Level)
- Massage Therapy Clinics

This broad zoning provides exceptional flexibility for owner-occupiers and investors seeking versatile commercial space.

PROPERTY PHOTOS



FLOORPLAN



GROSS INTERNAL AREA
TOTAL: 495 m²/5,327 sq ft
FLOOR 1: 384 m²/4,132 sq ft, FLOOR 2: 111 m²/1,195 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Prime Location

Situated at the intersection of Highway 7 & Leslie Street in the established Beaver Creek Business Park. Excellent exposure, high traffic counts, and proximity to major transit corridors.

Versatile Zoning

Commercial zoning permits a wide range of uses including retail, restaurants, professional offices, medical clinics, service shops, and more — ideal for owner-occupiers and investors.

Multi-Level Layout

Unique configuration with retail storefronts on the main floor (4,132 SF) and lower-level warehouse space (1,195 SF) with private rear shipping entrance for storage and logistics.

Income Potential

Three units that can be operated together or separated for individual tenancies, offering flexibility for income-generating investment or owner-occupier use with rental income.

For Sale & Lease

280 West Beaver Creek Rd, Units 13, 15 & L19
Richmond Hill, Ontario | \$4,688,888 or \$35.00/SF

For inquiries or to arrange a private showing, please contact:

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