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**AVISON  
YOUNG**

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OFFERING MEMORANDUM

**FOR SALE**

**277 Richmond  
Street West**

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Get more information:

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*\*Sales Representative \*\*Broker*





THE PERFECT  
BLEND OF HERITAGE  
CHARM WITH MODERN  
FUNCTIONALITY.

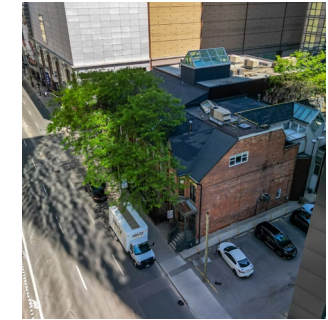
**277 Richmond Street West presents a rare opportunity to acquire a property that blends heritage charm with modern functionality. Its flexibility and heritage significance make it a standout investment and an ideal opportunity for an owner-occupier in Toronto's dynamic real estate landscape.**

Avison Young Commercial Real Estate Services, LP (the "Advisor") has been exclusively retained to facilitate the sale of a 100% freehold interest in 277 Richmond Street West (the "Properties"), located in Toronto's vibrant Entertainment District.

This historic asset, originally built in the 1800s, is recognized for its cultural heritage value as part of the first wave of development in the King-Spadina neighborhood. The properties, comprising 277 Richmond Street West, are distinguished examples of Toronto Bay-n-Gable architecture, featuring bay windows beneath gabled roofs and intricate detailing. These structures have withstood the transition from a residential enclave to an industrial hub in the 20th century, making them a rare remnant of Toronto's architectural and community evolution.

277 Richmond Street West, with approximately 5,000 square feet of space spread over three floors, is ideal for an owner-occupier. Its zoning designation, CRE (x74), accommodates a broad spectrum of commercial, residential, and employment uses, offering flexibility for various user groups. The building's size and configuration make it particularly suitable for businesses or organizations seeking a centrally located, well-preserved asset for their operations.

The strategic location in Downtown West provides exceptional access to TTC subways and streetcars, a wealth of nearby amenities, and high-visibility signage opportunities along bustling Richmond Street. This offering is not just an acquisition; it is a chance to own a part of Toronto's history while capitalizing on the future potential of one of the city's most sought-after districts.



*277 Richmond Street West\**

**Site Area**

1,905 sf

**Total building area**

4,886 sf

**Above grade building area**

4,373 sf

**Below grade building area**

513 sf

**Year built**

1885

**Storeys**

3+ basement

**Frontages**

18 ft on Richmond Street West

**Official plan**

Regeneration areas

**Zoning**

CRE

**Heritage status**

Listed

*\*Exact measurements to be verified by the buyer.*

# OWN A PIECE OF TORONTO'S ARCHITECTURAL HISTORY WITH TIMELESS CHARACTER AND CHARM.

## Prime location

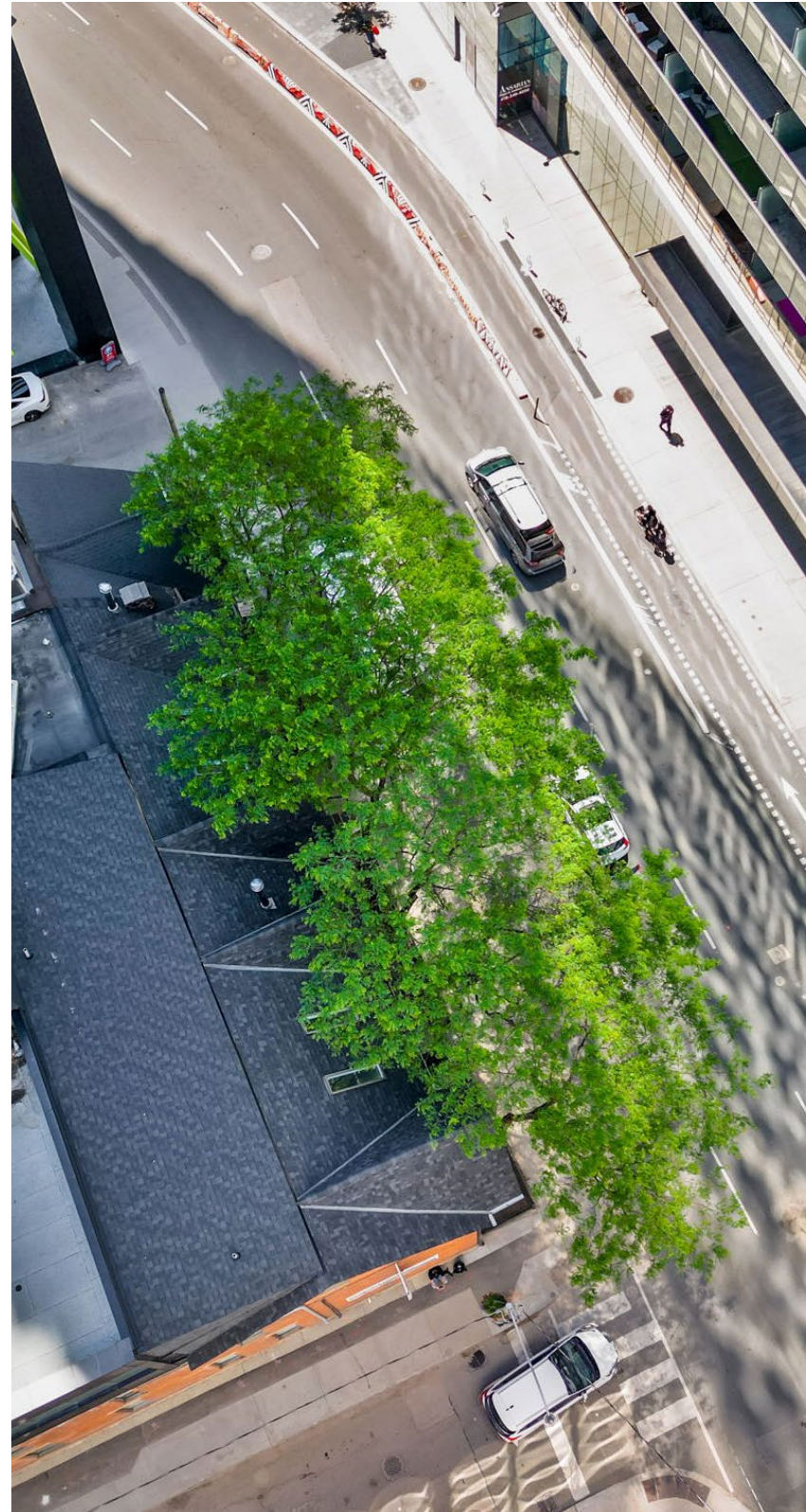
Proximity to public transit and local amenities in the Downtown West.

## Fast growing neighbourhood

The ongoing development activity in the neighbourhood is evident and provides an opportunity to take advantage of the growth.

## Commercial/residential/employment zoning & various permitted uses

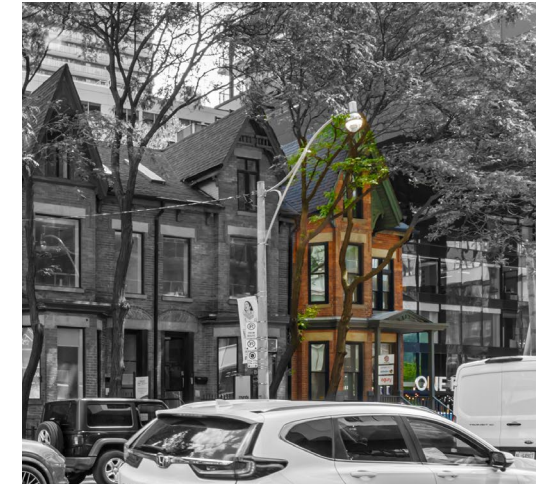
Provides an opportunity to unlock the property's highest potential.



## Offering Guidelines

### Confidential information and disclaimer

The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Avison Young and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Avison Young and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein. This offering memorandum is the property of Avison Young and its client, which may be used only by parties approved by Avison Young or the offeror. The specified property is privately offered and, by accepting this offering memorandum, the party in possession hereof agrees (i) that this offering memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence, and (ii) to return these materials to Avison Young, or destroy, at such party's election immediately upon request. No portion of this offering memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Avison Young.



### FACT SHEET

#### Municipal address

277 Richmond Street West, Toronto, ON

#### Legal description

LT 15 PL 471 CITY EAST; CITY OF TORONTO

#### PIN

214120196

#### Owner

277 Richmond Street Limited

### SALES CONDITIONS

The Property and all fixtures, chattels and equipment included therein are to be purchased on an "as is, where is" basis and there is no warranty express or implied as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been or will be obtained from Avison Young, its client or any other person by a prospective purchaser has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale. Further information can be obtained by contacting the listing agents.

# THE CITY OF TORONTO

The city of Toronto's economy comprises nearly 20% of Canada's GDP, topping \$332 billion in 2019.

The City of Toronto is the fourth largest city in North America and the largest city in Canada. Toronto is home to approximately 3 million people of diverse cultural backgrounds and approximately 6.6 million people live within the Greater Toronto Area. The GTA's population is projected to increase by 40.9% by 2046, to a population of just under 10 million. Net migration is projected to account for 86% of this growth. The City of Toronto is committed to sustainable, long-term economic growth, recently announcing that it will be investing an estimated \$60 billion in 38 infrastructure projects.

**#1** *Fastest growing city in North America\**

## Thriving Economy

The City of Toronto's economy comprises nearly 20% of Canada's GDP, topping \$332 billion in 2019. With world-class financial, technology, and life sciences hubs, Toronto is home to nearly 40% of Canadian businesses. North America's 2<sup>nd</sup> largest financial services centre, Toronto is ranked 3<sup>rd</sup> globally in total pension assets and 6<sup>th</sup> globally in total bank assets under management. Five of Canada's six largest banks have their headquarters in Toronto.

Toronto is North America's fastest growing technology market and the #8 most popular destination for global tech talent, with tech giants like Amazon, Facebook, Shopify and Instacart capitalizing on a highly educated labour force. Toronto is also home to one of the largest Life Sciences sectors in North America, with Toronto's Discovery District comprising of over 7 million square feet of facilities dedicated to medical research and development.

## Labour Force

Toronto's more than 90,000 businesses choose from a large, highly skilled workforce of 3.5 million people - one fifth of the country's labour force. More than 1.4 million workers have a university degree and over 900,000 have earned a post-secondary degree, diploma or certificate. Residents speak more than 180 languages and dialects. Toronto's impressive range of post-secondary educational facilities includes five universities and six colleges offering training in virtually every discipline and skill. With 25,000 STEM graduates annually, Toronto continues to hold its status as home to one of the top talent pools in the world.

Add source: \*2020

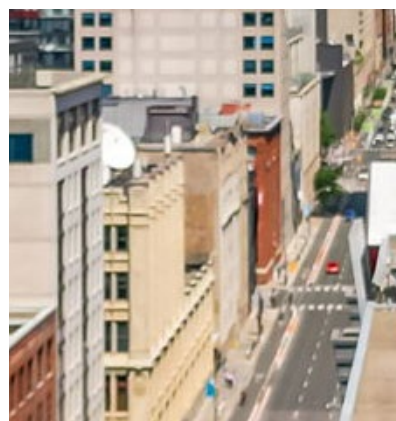
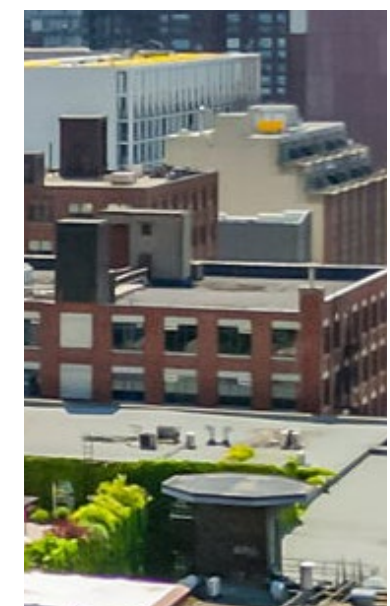
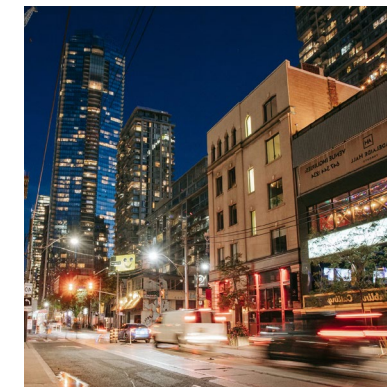
## The Entertainment District

Located in the heart of Downtown Toronto, the Entertainment District is a vibrant and bustling hub, known for its dynamic mix of cultural attractions, nightlife, and dining. This neighborhood is home to world-class theatres, including the Royal Alexandra Theatre, Princess of Wales Theatre, and TIFF Bell Lightbox, where film, live performances, and international premieres captivate audiences year-round. For sports and concert enthusiasts, the Scotiabank Arena and Rogers Centre host thrilling games and live shows, drawing crowds from across the city and beyond.

Beyond its cultural offerings, the district is a food lover's paradise, with diverse dining options ranging from upscale restaurants to trendy cafes and rooftop bars. King Street West is a focal point, offering a lively atmosphere with chic cocktail lounges and late-night hot spots.

## A dynamic mix of cultural attractions, nightlife, and dining.

The district attracts a dynamic and diverse demographic, including young professionals, urban creatives, and students drawn by its proximity to workplaces, cultural venues, and post-secondary institutions. The area has also become a hotspot for high-rise condo developments, leading to an influx of affluent residents who enjoy the vibrant urban lifestyle. As the neighborhood evolves, there's a growing focus on creating more livable spaces, with initiatives to enhance walkability, expand green spaces, and support local businesses. This shift reflects the district's transformation from a primarily commercial hub into a thriving mixed-use community that balances its cultural heartbeat with residential growth.



# PRIME LOCATION, PUBLIC TRANSIT READILY AVAILABLE AND ACCESS TO LOCAL AMENITIES.

The Entertainment District boasts exceptional connectivity, making it one of Toronto's most accessible neighborhoods. It is well-served by public transit, including multiple TTC streetcar and subway lines like the King and St. Andrew stations. Union Station, a major transit hub, is within walking distance, connecting residents and visitors to GO Transit, VIA Rail, and the UP Express to Pearson Airport. The PATH underground network also provides weatherproof access to offices, shops, and venues throughout the area, enhancing its appeal to both locals and commuters.

## Cafes

1. Tim Hortons
2. Pilot Coffee Roasters
3. Le Gourmand
4. Cops Treats
5. Quantum Coffee
6. Starbucks
7. Tim Hortons
8. Mos Mos
9. Second Cup

## Restaurants & Bars

1. Bathurst Local
2. Kenzo Ramen
3. Mean Bao
4. Beast Restaurant
5. Little Sister
6. Coco Rice
7. Hibachi Teppanyaki & Bar
8. Lavelle
9. The Keg
10. Cibo
11. Java house
12. MARBL
13. Paramount
14. Nobu
15. Khao San Road
16. Rivoli
17. Ricarda's
18. Le Select Bistro
19. Abrielle
20. Sunset Grill
21. Scaddabush
22. Copacabana
23. Oniwa Sushi
24. Naan Kabob
25. Gallery Sushi
26. Ginger
27. The Keg
28. Earls
29. Modus Ristorante
30. Hakata Shoryuken Ramen
31. Reds
32. Jump
33. Sud Forno

## Entertainment

1. Roy Thomson Hall
2. Four Seasons Centre for the Performing Arts
3. Meridian Hall






## Banks

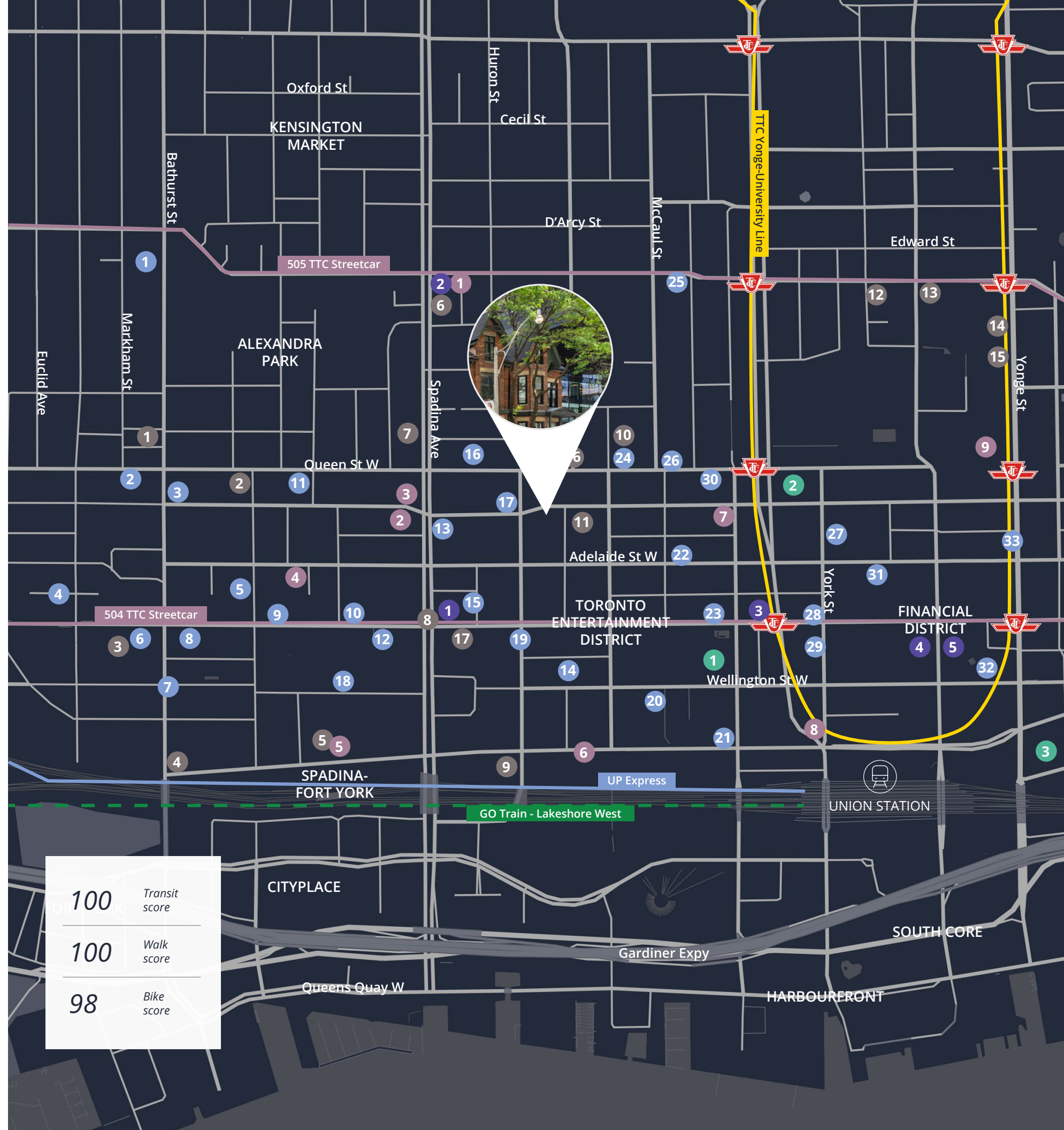
1. RBC
2. National Bank
3. BMO
4. TD
5. CIBC

## Shops & Groceries

1. Pink
2. Loblaws
3. Kitchen Table
4. Farm Boy
5. Indigo
6. Kai Wei Supermarket
7. One Size
8. Fresh & Wild Food Market
9. Rabba Fine Foods
10. Umbra
11. NoFrills
12. Longo's
13. Canadian Tire
14. Kodoo
15. Roots
16. Aritzia
17. Bulk Barn

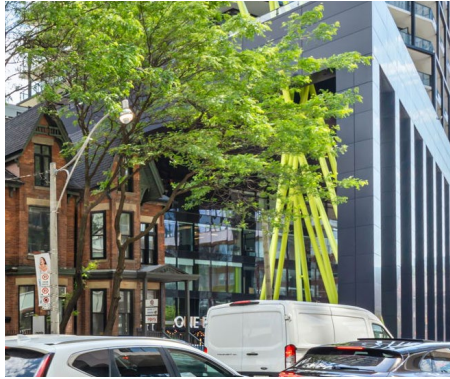
## Transit

-  TTC Subway Line
-  TTC Streetcar
-  GO Train
-  UP Express
-  TTC Subway Stations



100	Transit score
100	Walk score
98	Bike score

# 277 RICHMOND STREET WEST



## Building Description & Photos

### Total leasable building area

4,886 sf

### Originally built

1885

### Configuration

3-storey office building features ground floor retail/office and office space on the second and third floor.

### HVAC system

Forced air central heating and air conditioning system.

### Interior finishes

Flooring is a mix of hardwood and ceramic tiles. Interior walls are exposed or painted brick, or painted drywall. 3<sup>rd</sup> floor features a completely new retrofitted space with height ceiling.

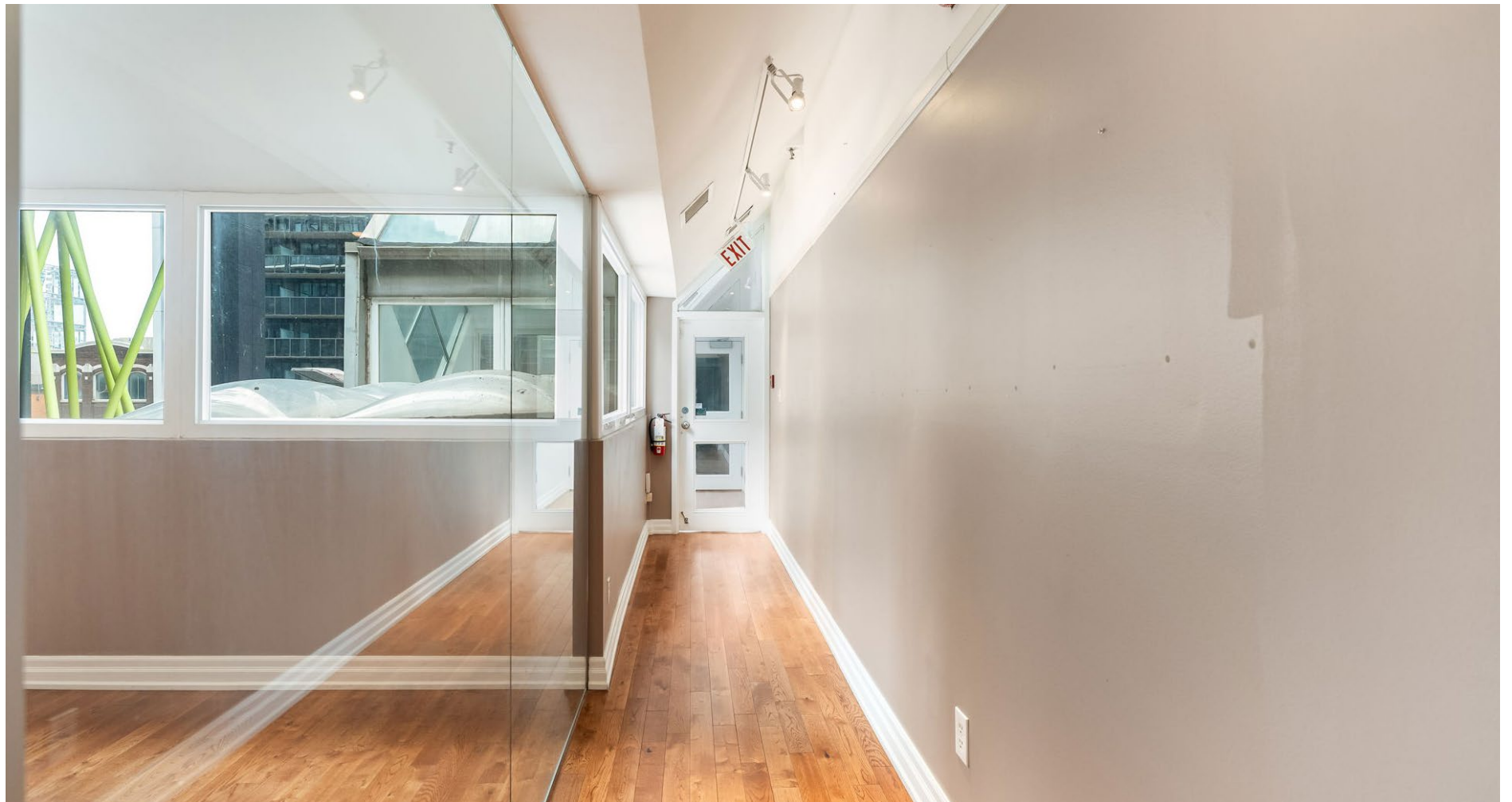
### Electrical systems

Electrical service to the building is metered separately per tenant, with separate breaker panels.

### Lighting

Lighting is provided by a mix of pot lights and suspended track or ceiling mounted lighting fixtures.

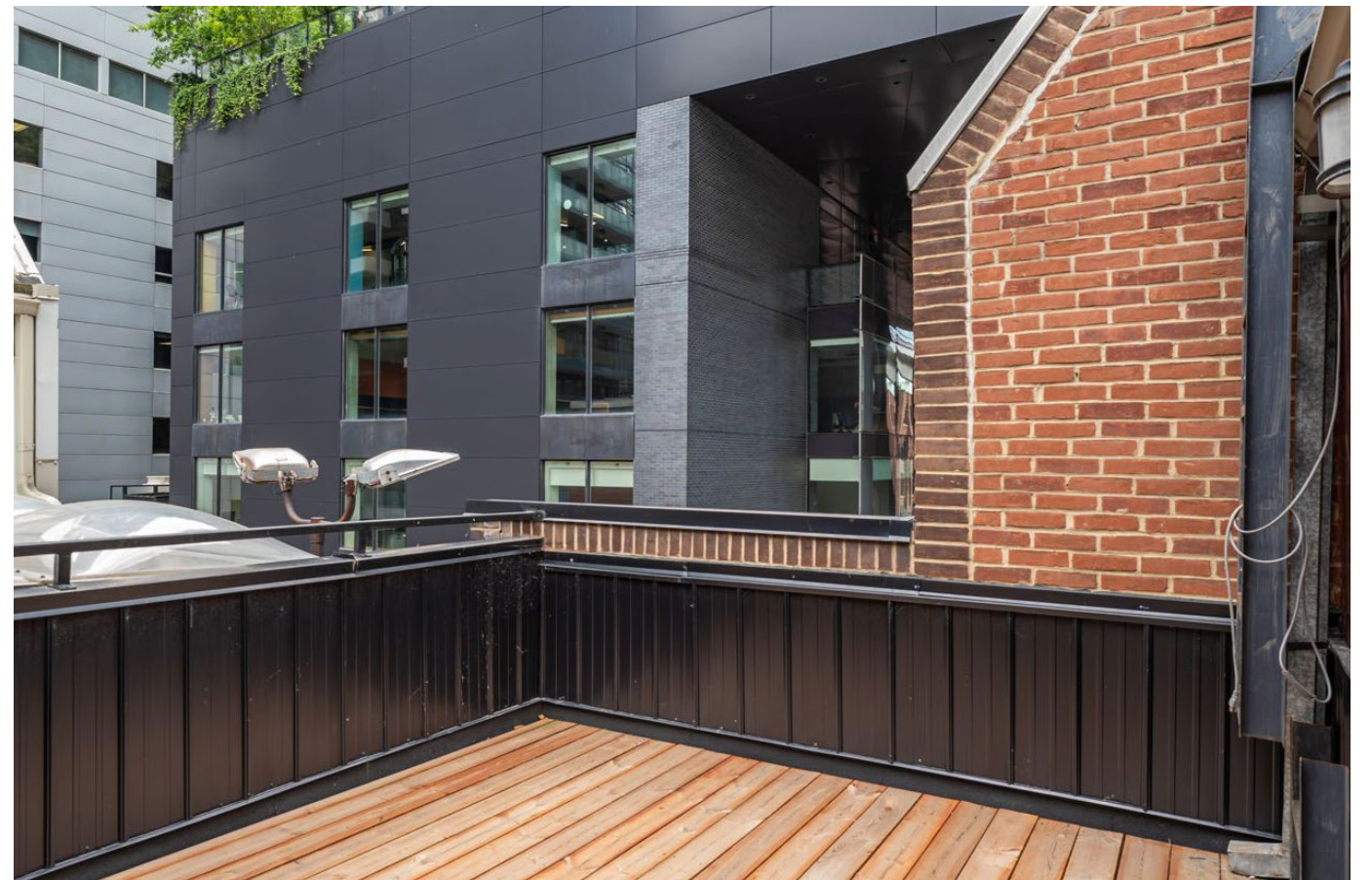
*\*Exact measurements to be verified by the buyer.*



277 RICHMOND STREET WEST

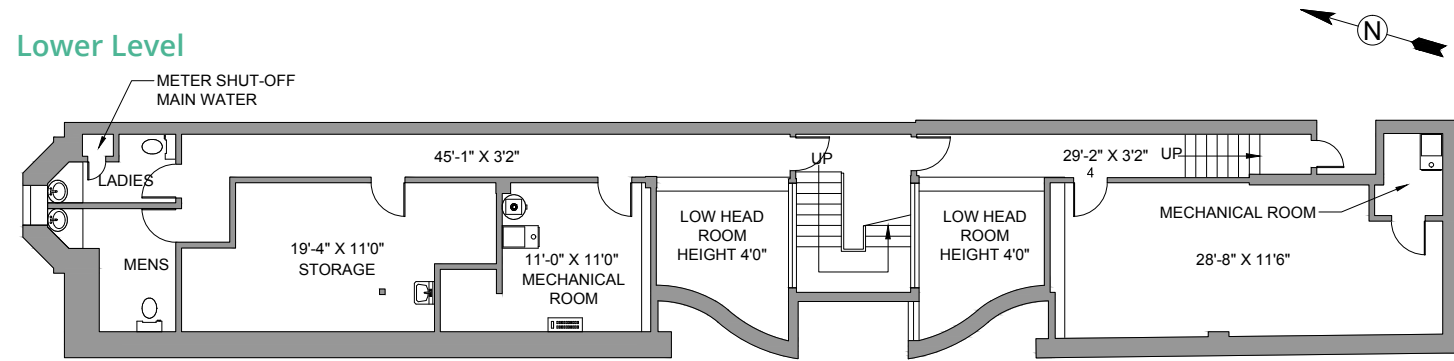
The ongoing development in the neighbourhood is evident and provides an opportunity to take advantage of the growth.

*3-storey office building features ground floor retail/office and office space on the second and third floor.*

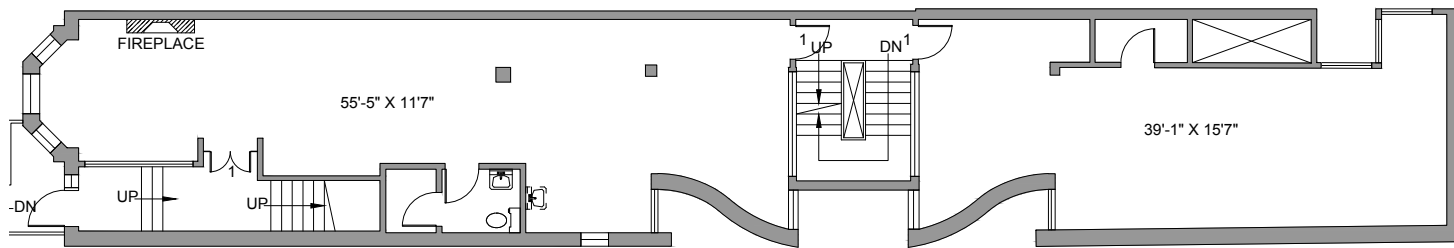


# FLOOR PLANS

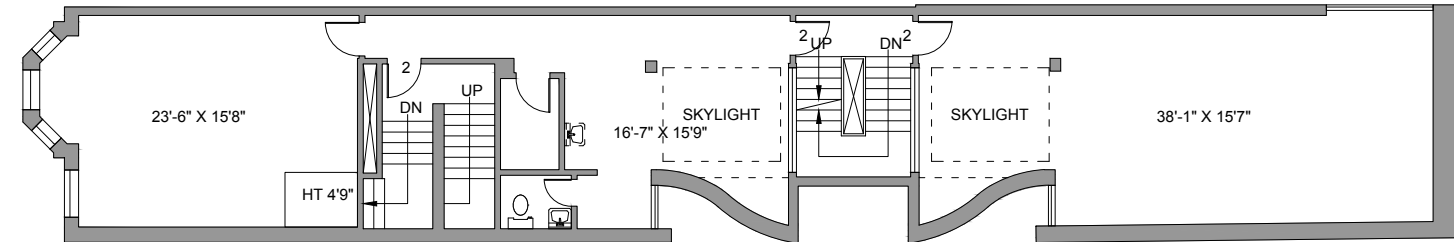
## Lower Level



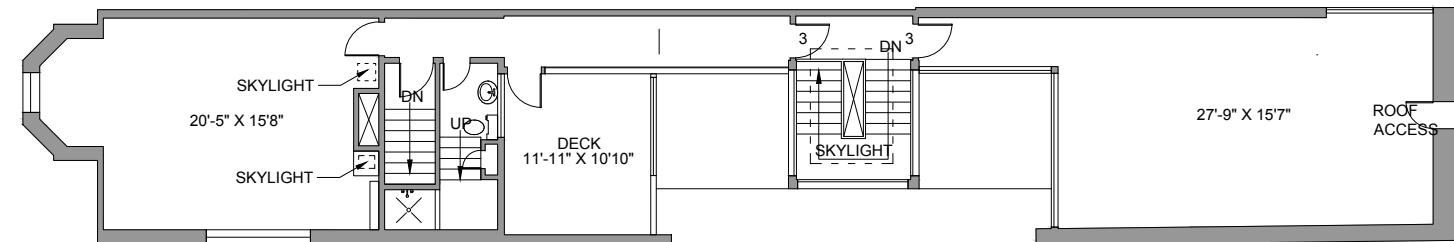
## Main Floor



## Second Floor



## Third Floor



## ZONING

# LAND USE

### CRE 74 - Commercial residential

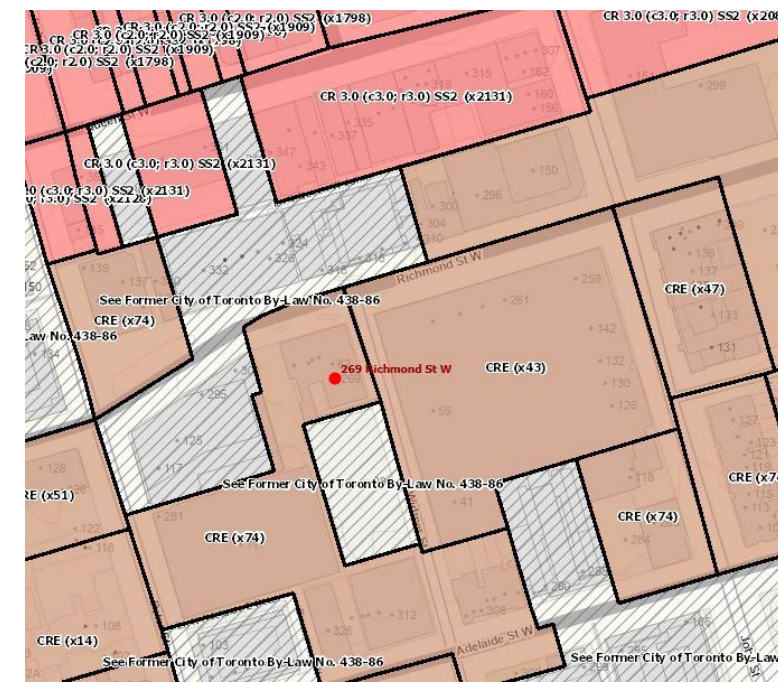
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

#### Site Specific provisions:

A. On the lands municipally known as 181 Richmond St. W., public parking is permitted. [TO: 438-86; 12(2) 204(b)]

#### Prevailing by-laws and prevailing sections:

- A. Section 12(2) 270 of former City of Toronto By-law 438-86;
- B. On the lands known municipally as 200 Adelaide St. W. in 1979, Section 12(1) 291 of former City of Toronto By-law 438-86;
- C. On 200 Adelaide St. W., former City of Toronto by-laws 371-76 and 230-80;
- D. On 266 Adelaide St. W., the even numbered addresses of 268-270 Adelaide St. W., 109 John St., the odd numbered addresses of 111-117 John St., 119 John St., the odd numbered addresses of 121-129 John St., former City of Toronto by-law 651-82;
- E. On and between the even numbered addresses of 100-104 John St. and 295 Adelaide St. W., City of Toronto by-law 517-2010;
- F. On 214 King St. W., former City of Toronto by-law 88-86;
- G. On 370 King St. W., former City of Toronto by-laws 439-87 and 592-91;
- H. On 388 King St. W., former City of Toronto by-law 553-86;
- I. On 430 King St. W., former City of Toronto by-law 554-86 and City of Toronto by-law 1349-07;
- J. On the even numbered addresses of 230-240 Richmond St. W., former City of Toronto by-law 314-86;
- K. On or between the even numbered addresses of 306-308 Richmond St. W., the even numbered addresses of 318-322 Richmond St. W., City of Toronto by-law 283-09;
- L. On 259 Richmond St. W., former City of Toronto by-law 97-0016;
- M. On 126 Simcoe St., City of Toronto by-law 1080-07;
- N. On 21 Widmer St., City of Toronto by-law 95-2006; and
- O. On the odd numbered addresses of 21-31 WIDMER ST, City of Toronto by-law 95-06.



### SELECTED PERMITTED USES

- Community centre
- Education
- Hospital
- Medical office
- Museum
- Office
- Retail
- Financial institution
- Dwelling Unit
- Hospice Care Home
- Municipal Shelter
- Residential Care Home
- Student Residence
- Manufacturing
- Self Storage
- Warehouse



OFFERING MEMORANDUM

**FOR SALE**

# 277 Richmond Street West

A Confidential Investment Memorandum and online data room for the property are available upon receipt of the executed confidentiality agreement.

**Price**  
277 Richmond St W - \$2,400,000

**Data room**  
Detailed information has been assembled by Avison Young and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

For more information please contact:

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