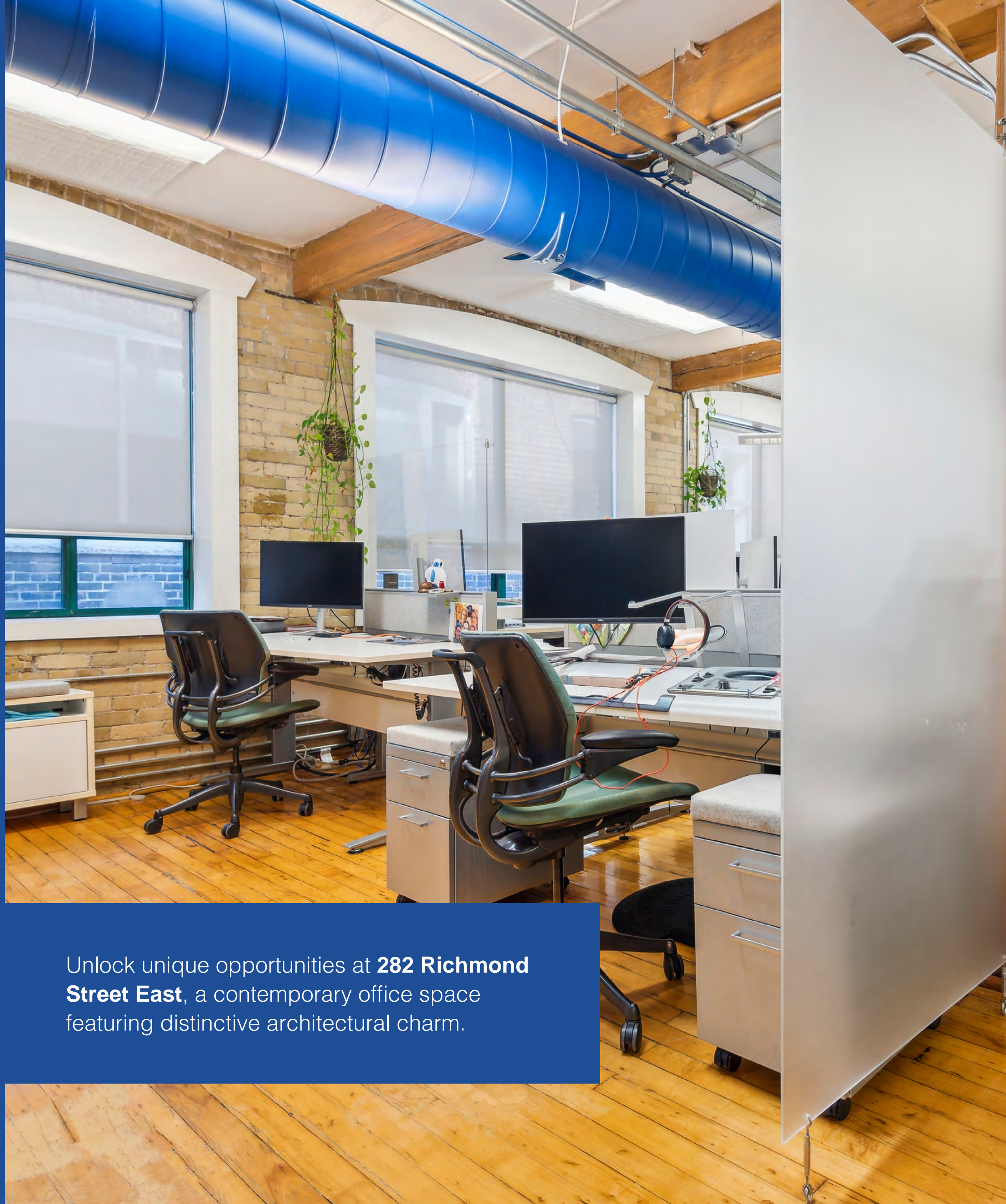




FOR SALE

TORONTO, ON





# Executive SUMMARY



Colliers Macaulay Nicolls Brokerage Inc. (the "Advisor") has been retained on an exclusive basis to arrange the sale of 100% freehold interest in 282 Richmond Street East (the "Property") in Toronto, Ontario.

Discover unmatched potential at this remarkable office space suited for both established enterprises and growing entrepreneurs. The exposed brick and beam character of this offering creates an inspiring environment for creativity, seamlessly blending heritage with modernity.

The Property maintains its functionality as a traditional workspace, providing the essential features and amenities that support productivity and collaboration. Don't miss this chance to make this novelty space yours.

Seize this opportunity to own 282 Richmond St. E, a space where history and modernity effortlessly come together to offer a workspace that inspires innovation and supports business growth.

Unlock unique opportunities at **282 Richmond Street East**, a contemporary office space featuring distinctive architectural charm.



# Property OVERVIEW

**Municipal Address** 282 RICHMOND STREET EAST, TORONTO, ON

**Building Size** 9,048 SF

**Floor Areas** 1<sup>st</sup> Floor: 3,016 SF

2<sup>nd</sup> Floor: 3,016 SF

3<sup>rd</sup> Floor: 3,016 SF

**Tenant Overview** 1<sup>st</sup> Floor: Canadian Aboriginal & Minority – Jul 2026

2<sup>nd</sup> Floor: VACANT

3<sup>rd</sup> Floor: Motum Corporation – Mar 2026

**Site Size** 3,298 SF

**Property Taxes** \$67,8349.40 (2024)

**Zoning** CR SS1 (x339)

**Official Plan** Regeneration Areas

**Secondary Plan** King-Parliament



# Zoning



## COMMERCIAL RESIDENTIAL

### Permitted Uses

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

Ambulance Depot	Office
Art Gallery	Park
Artist Studio	Passenger Terminal
Automated Banking Machine	Performing Arts Studio
Community Centre	Personal Service Shop
Courts of Law	Pet Services
Education Use	Police Station
Financial Institution	Post-Secondary School
Fire Hall	Production Studio
Library	Religious Education Use
Massage Therapy	Software Development & Processing
Medical Office	Veterinary Hospital
Museum	Wellness Centre [By-law:1198-2019]

In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

Dwelling Unit in a permitted building in Clause 40.10.20.40	Residential Care Home
Hospice Care Home	Respite Care Facility
Municipal Shelter	Retirement Home
Nursing Home	Student Residence [By-law:545-2019]
Religious Residence	40.10.20.20 Permitted Use - with Conditions

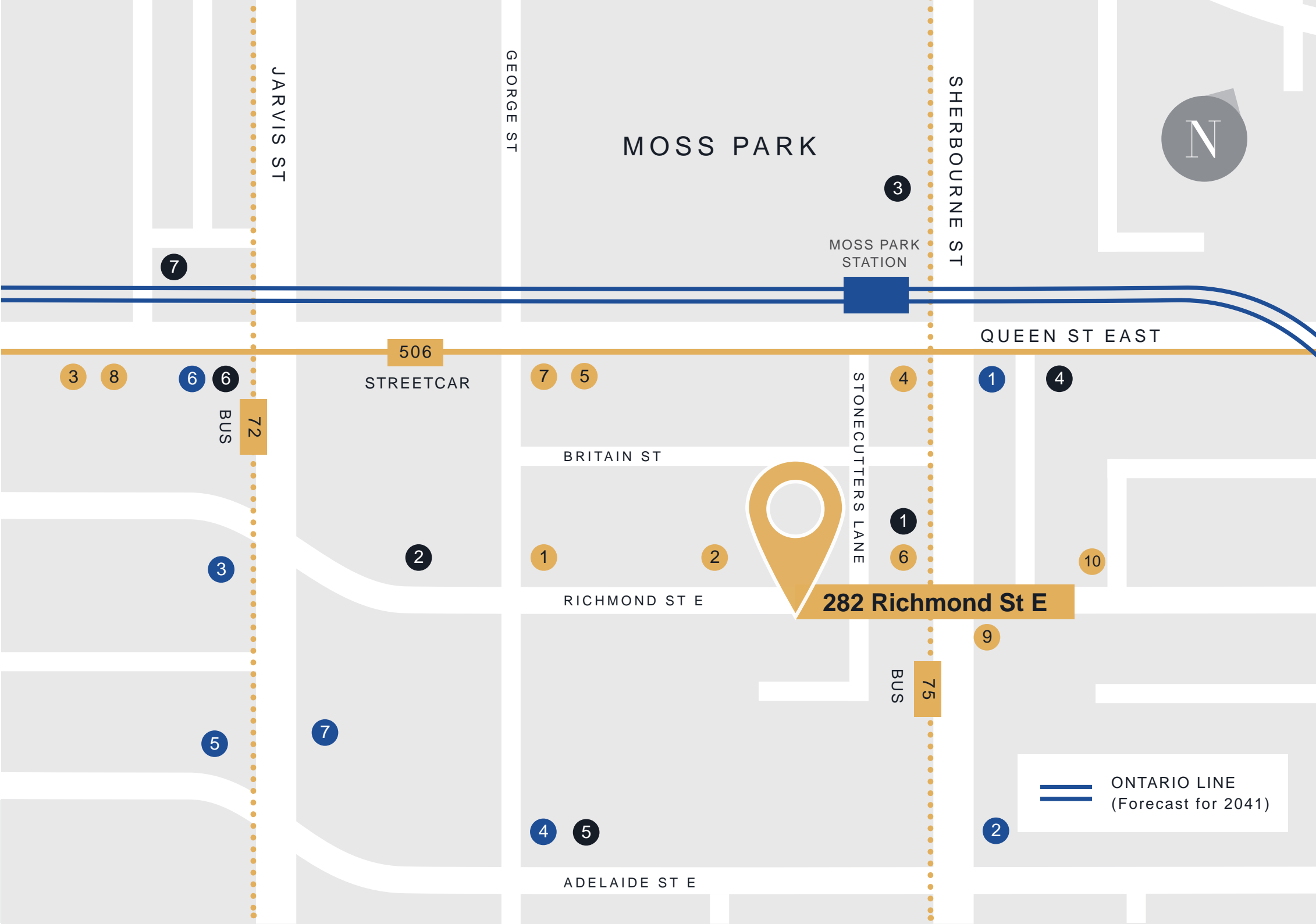
### Use with Conditions - CR Zone

A: In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Amusement Arcade (23, 47)2	Private School (28)
Cabaret (1)	Public Parking (7,8,9,10,11)
Club (1)	Public School (28)
Cogeneration Energy (56)	Public Utility (54,57)
Custom Workshop (16)	Recreation Use (1, 46)
Day Nursery (27)	Renewable Energy (56)
Drive Through Facility (37)	Retail Service (17)
Eating Establishment (1,33)	Retail Store (5)
Entertainment Place of Assembly (1,46)	Service Shop (6)
Funeral Home (24)	Sports Place of Assembly (46)
Hotel (4)	Take-out Eating Establishment (1)
Laboratory (15)	Transportation Use (55)
Nightclub (2)	Vehicle Dealership (26)
Outdoor Patio (21)	Vehicle Fuel Station (13,38)
Outdoor Sales or Display (20)	Vehicle Service Shop (13,39)
Place of Assembly (1, 29)	Vehicle Washing Establishment (25)
Place of Worship (40)	[By-law: 1198-2019] [By-law: 451-2022]

B: In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

Crisis Care Shelter (43)	Secondary Suite (58)
Group Home (30)	Seniors Community House (42)
Home Occupation (45)	Short-term Rental (3)
Private Home Daycare (44)	Tourist Home (22)
Rooming House (48)	



# Location OVERVIEW



## WELCOME TO DOWNTOWN EAST

Located east of Toronto’s Downtown core, nestled within the beating heart of the St. Lawrence neighbourhood, the Property benefits from unparalleled conveniences, a vibrant community, and plenty of public green space.

The St. Lawrence neighborhood, surrounding Richmond and Sherbourne, has a rich history and is known for its historic architecture.

Richmond Street East and Sherbourne Street are bustling thoroughfares that intersect in the midst of a diverse urban landscape. The area is characterized by a mix of residential, commercial, and cultural spaces, offering a unique blend of activities and amenities.

Just south of the intersection, you’ll find the St. Lawrence Market, one of the city’s oldest and most iconic marketplaces. The market is a hub for fresh produce, artisanal food vendors, and specialty shops, attracting both locals and tourists alike. The area is rich with dining options, entertainment, cultural attractions, and transit connectivity.

## AMENITIES

### Drinks & Dining

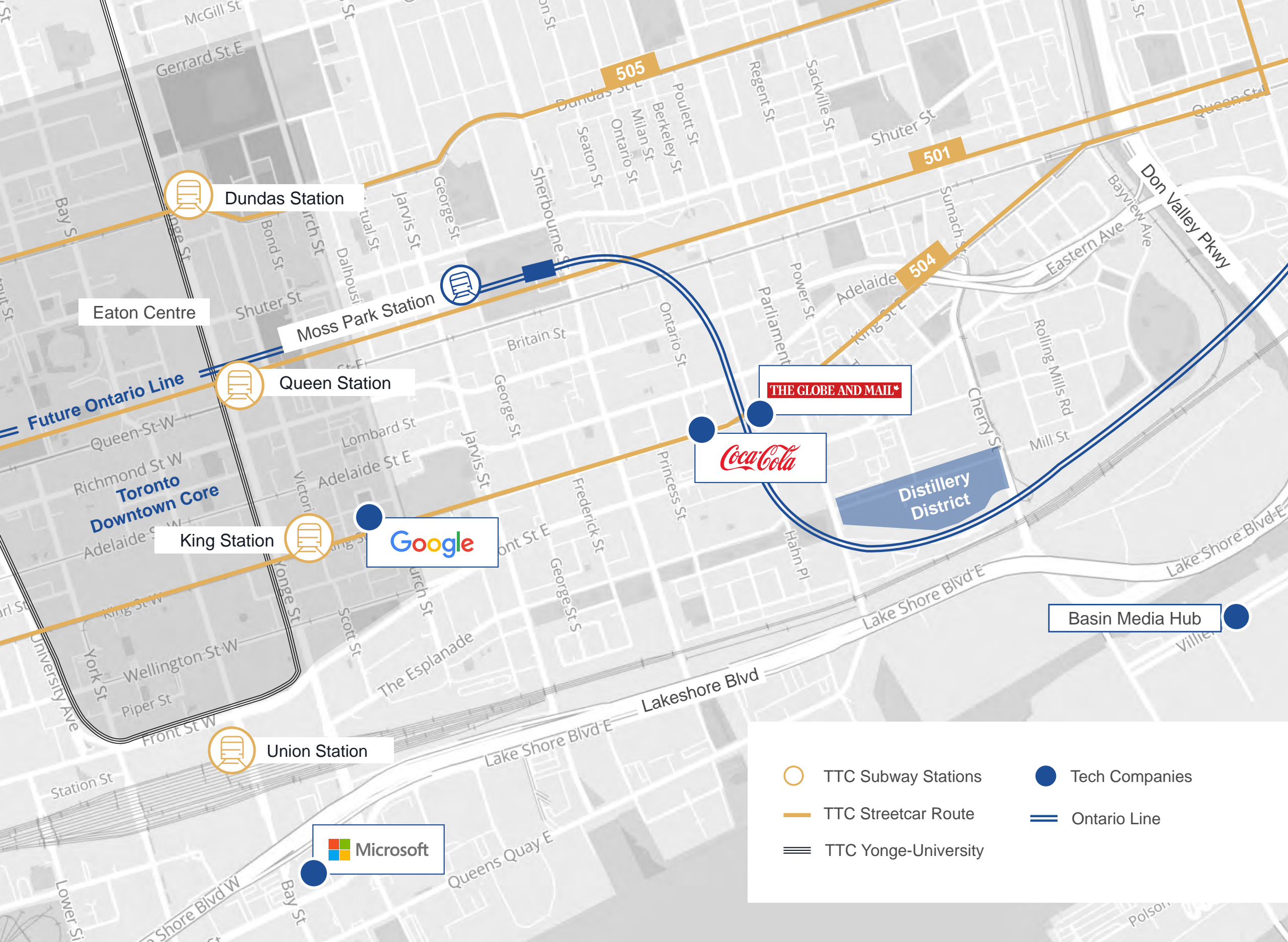
- 1 George St Diner
- 2 Aya260 Sushi
- 3 The Carbon Bar
- 4 FAMO Sandwich Create
- 5 Moss Park Espresso
- 6 Fusaro’s East
- 7 Jal Gua Organic Cafe
- 8 GEORGE Restaurant
- 9 Tim Hortons
- 10 Kim’s Convenience

### Health & Fitness

- 1 OBF Gyms
- 2 Empact Athletics
- 3 Breakdown Fitness
- 4 Massage Matters
- 5 Thai Wellness Centre
- 6 Sweetgrass Spa Toronto
- 7 Hand & Stone Spa

### Everyday Essentials

- 1 Richmond Dental Centre
- 2 Petro-Canada
- 3 Moss Park Arena
- 4 Shoppers Drug Mart
- 5 Post Office
- 6 Super Parsian Grocery
- 7 Zip Car



# Location OVERVIEW



## CONNECTIVITY

The upcoming Moss Park Station on the highly anticipated Ontario Line will connect the growing urban area to the TTC subway network, serving an estimated 7,300 commuters during peak hours. It aims to reduce congestion on busy surface routes such as the 75 Sherbourne bus and 501 Queen streetcar.

Currently, the Property is well-connected to the Line 1 TTC subway system via the nearby Queen and King stations. These stations are directly accessible via several bus and streetcar lines, including the 501 and 504. Additionally, proximity to the Don Valley Parkway and Lakeshore Boulevard offers access to cities beyond the Downtown core.



WALK SCORE

99



BIKE SCORE

99



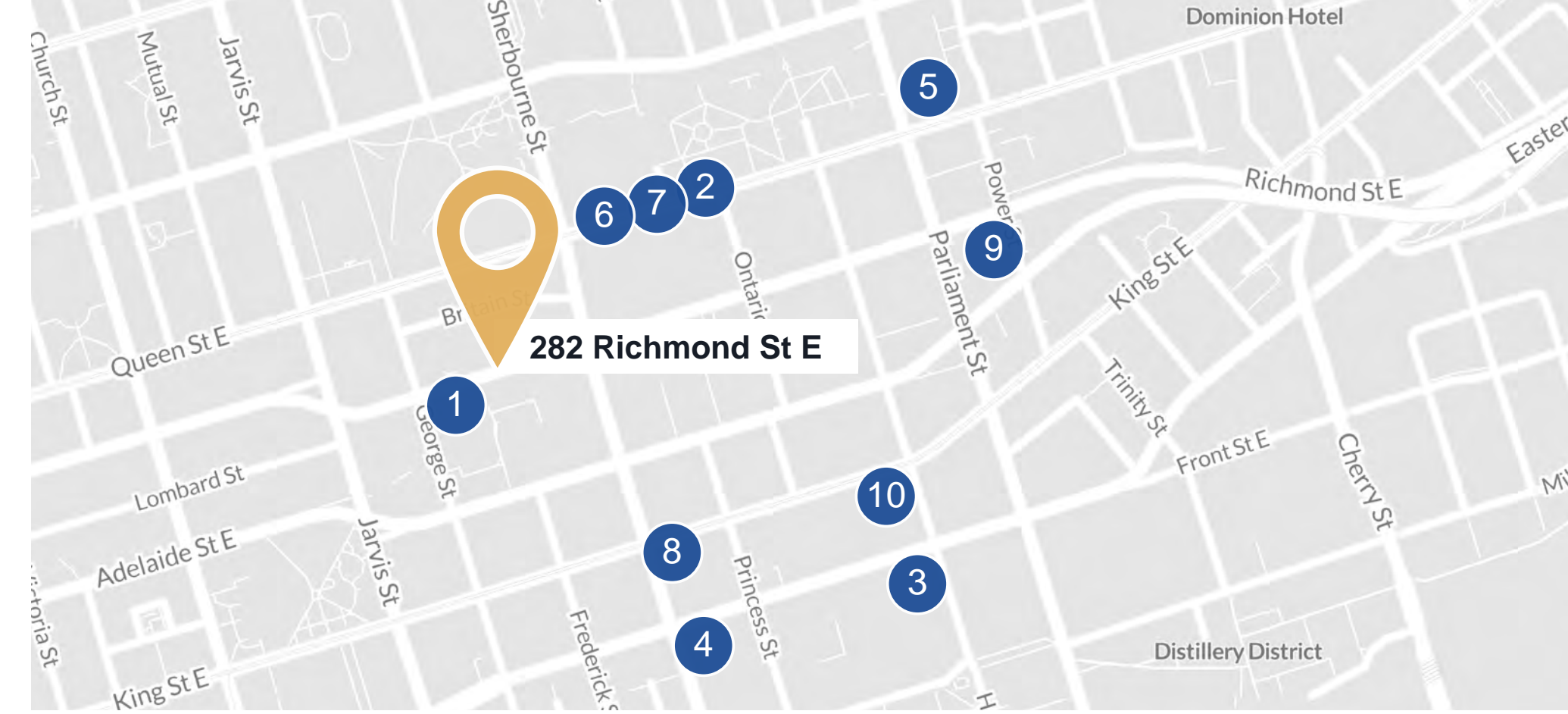
TRANSIT SCORE

100

## TRANSIT

Drinks & Dining	Distance	Drive Time	Subway Stations	Walking Time	Distance
Pearson Airport	28 km	25-50 mins	Queen Station	10 mins	900 m
Billy Bishop Airport	3.9 km	10-20 mins	King Station	13 mins	1.1 km
DVP	4 km	10-20 mins	Union Station	27 mins	1.9 km
HWY 401	16 km	15-25 mins	Dundas Station	17 mins	1.1 km

# Neighbourhood DEVELOPMENTS



## 125 George St



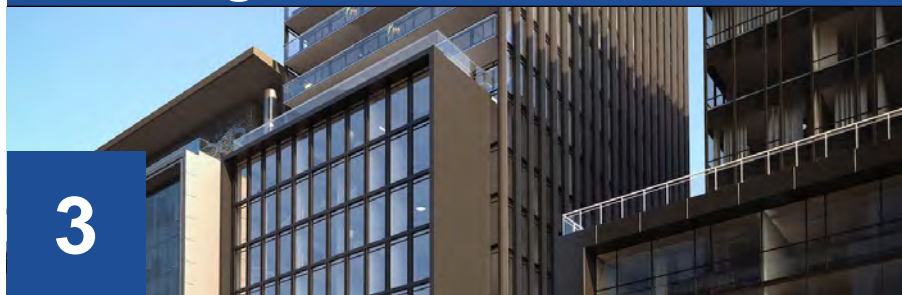
Building Name	Celeste Condominiums
Developer	Diamond Corp. & Alterra
Type	Residential/Commercial
Storeys	40
Units	516
Target Completion	Jan 2027

## 261 Queen St E



Building Name	ROQ City
Developer	-
Type	Residential
Storeys	33
Units	795
Target Completion	Late 2024

## 284 King St E



Building Name	Bauhaus Condos
Developer	Lamb Developments
Type	Residential/Commercial
Storeys	32
Units	219
Target Completion	Feb 2025

## 33 Sherbourne St



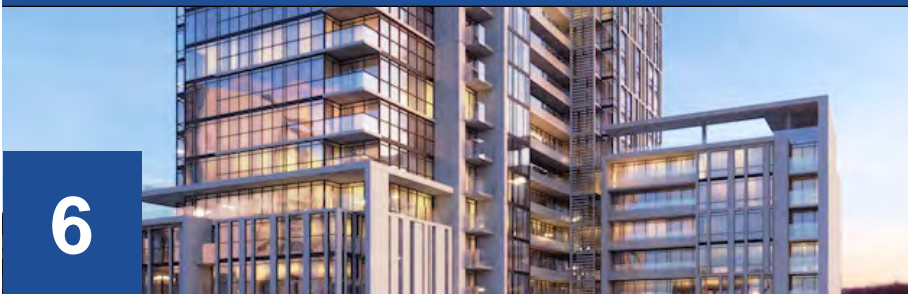
Building Name	The Whitfield
Developer	Menkes & Core Devlp.
Type	Residential/Commercial
Storeys	39
Units	484
Target Completion	Spring 2025

## 187 Parliament St St



Building Name	Warehouse Lofts
Developer	Menkes & Core Devlp.
Type	Commercial
Storeys	11
Units	29
Target Completion	Jan 2024

## 225 Queen St E



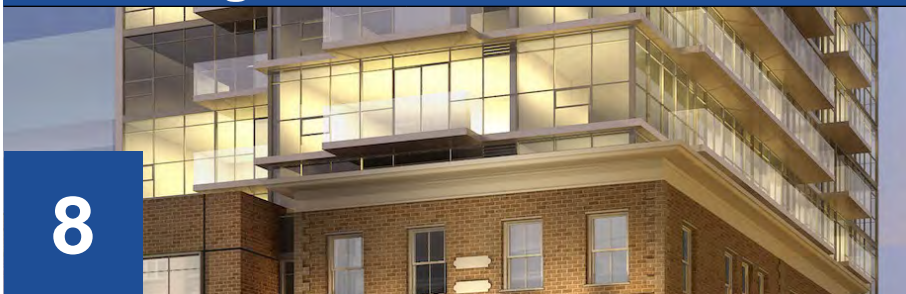
Building Name	225 Queen Street East
Developer	Dash Developments
Type	Residential/Commercial
Storeys	37
Units	476
Target Completion	TBD

## 245 Queen St E



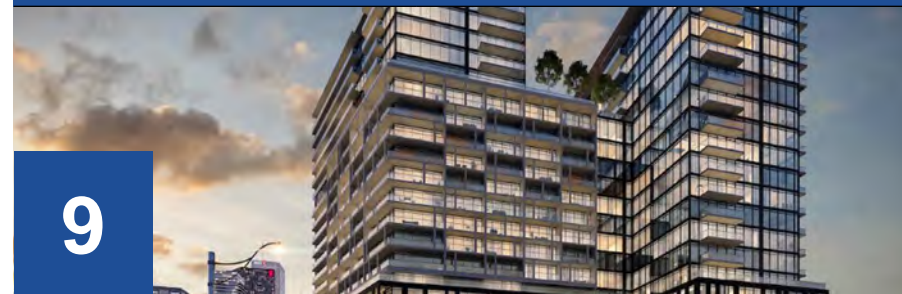
Building Name	245 Queen Street East
Developer	One Properties
Type	Residential/Commercial
Storeys	25
Units	594
Target Completion	TBD

## 251 King Street E



Building Name	King + Condos
Developer	King Plus Development
Type	Residential/Commercial
Storeys	17
Units	132
Target Completion	2016

## 48 Power St



Building Name	Home on Power
Developer	Great Gulf & Hullmark
Type	Residential Condo
Storeys	22
Units	505
Target Completion	2022

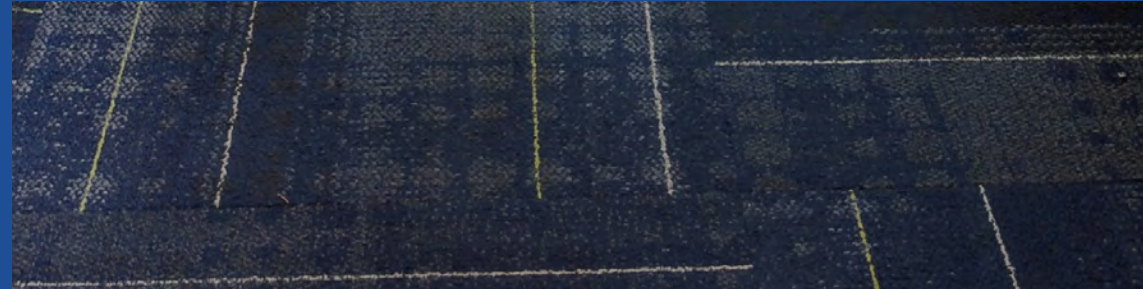
## 424 Adelaide St E



Building Name	Axiom Condos
Developer	Greenpark: Fieldgate
Type	Residential Condo
Storeys	21
Units	-
Target Completion	2018



Click the icon above to tour the **1st floor**



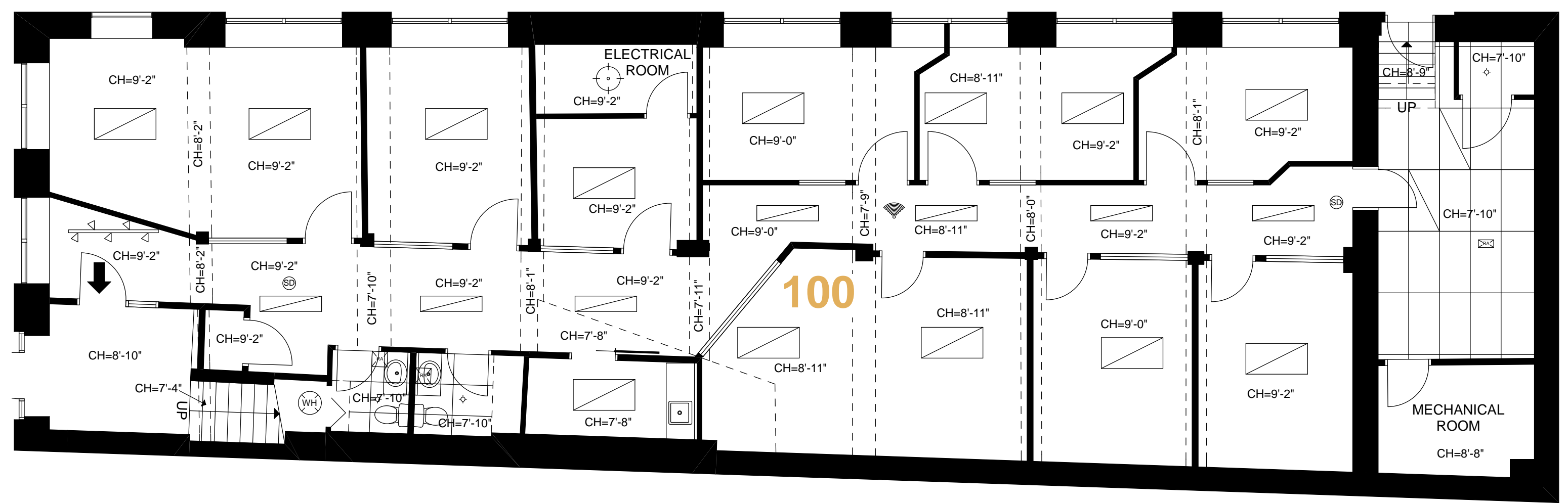
# The SPACE



- 3rd Floor
- 2nd Floor
- 1st Floor**

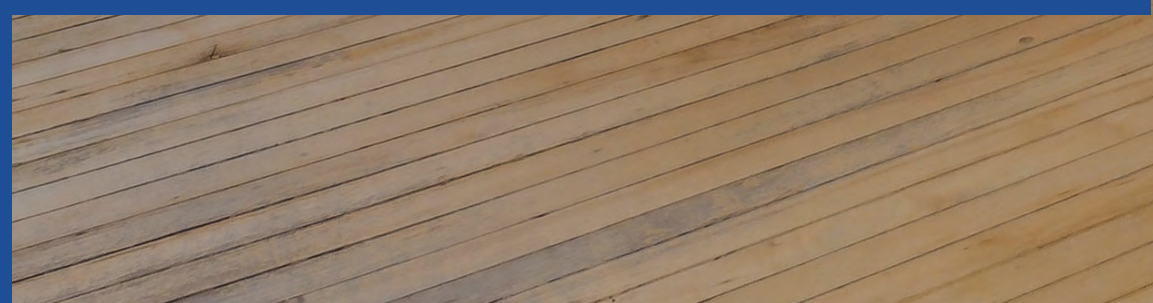


## FIRST FLOOR





Click the icon above  
to to tour the **2nd floor**

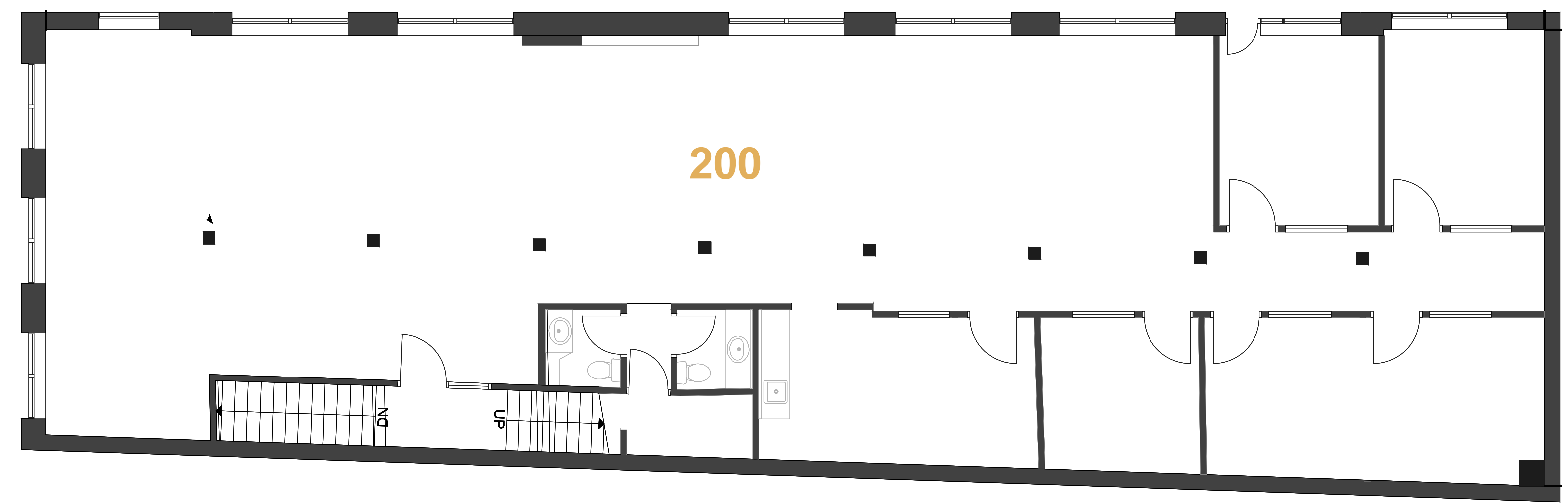


# The SPACE



## SECOND FLOOR

- 3rd Floor
- 2nd Floor**
- 1st Floor





# Recent TRANSACTIONS



Sale Date	1-Feb-23
Building Size	37,412 SF
Sale Price	\$29,344,330
Sale Price PSF	\$784
Purchaser	Community Hub Inc.
Seller	South Grove Invest Inc.
Site Size	13,285 SF
BoC Intr. Rate	4.50% (Time of Sale)



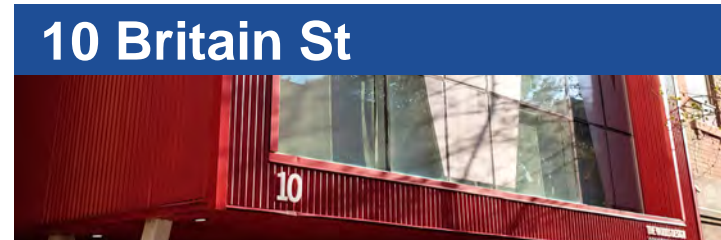
Sale Date	31-May-22
Building Size	6,895 SF
Sale Price	\$5,365,000
Sale Price PSF	\$778
Purchaser	Perivale Capital Corp.
Seller	Younger Brothers Ltd.
Site Size	2,520 SF
BoC Intr. Rate	1.00% (Time of Sale)



Sale Date	10-May-22
Building Size	6,731 SF
Sale Price	\$4,175,000
Sale Price PSF	\$620
Purchaser	Montauk TO Realties
Seller	Private Individual
Site Size	2,090 SF
BoC Intr. Rate	1.00% (Time of Sale)



Sale Date	3-Feb-20
Building Size	4,457 SF
Sale Price	\$4,100,000
Sale Price PSF	\$920
Purchaser	Private Individual
Seller	Private Individual
Site Size	N/A
BoC Intr. Rate	1.75% (Time of Sale)



Sale Date	29-Nov-19
Building Size	11,634 SF
Sale Price	\$9,000,000
Sale Price PSF	\$774
Purchaser	Gismondi Properties
Seller	Design Works Comm.
Site Size	3,423
BoC Intr. Rate	1.75% (Time of Sale)

- BRITAIN ST & IMMEDIATE AREA
- DOWNTOWN EAST



Sale Date	12-Jun-24
Building Size	13,046 SF
Sale Price	\$8,500,000
Sale Price PSF	\$651
Purchaser	445 King St. Holdings
Seller	Unifor Canada Inc.
Site Size	3,937 SF
BoC Intr. Rate	5%



Sale Date	1-Feb-24
Building Size	19,500 SF
Sale Price	\$15,400,000
Sale Price PSF	\$790 PSF
Purchaser	Lee Chow Group Ltd.
Seller	Commercial Realty Group
Site Size	3,920 SF
BoC Intr. Rate	5%



Sale Date	10-Oct-23
Building Size	8,441 SF
Sale Price	\$6,900,000
Sale Price PSF	\$580
Purchaser	Dulcedo Group
Seller	Forgestone Capital
Site Size	3,150 SF
BoC Intr. Rate	5%



Sale Date	16-Dec-22
Building Size	11,504 SF
Sale Price	\$7,300,000
Sale Price PSF	\$635
Purchaser	Ergo Properties
Seller	Kingsett Capital
Site Size	4,878 SF
BoC Intr. Rate	4.25%



Sale Date	9-Feb-22
Building Size	8,860 SF
Sale Price	\$4,700,000
Sale Price PSF	\$530
Purchaser	3386856 Canada Ltd
Seller	2390122 Ontario Inc.
Site Size	2,880 SF
BoC Intr. Rate	0.25%



Sale Date	9-Sept-21
Building Size	13,329 SF
Sale Price	\$9,518,000
Sale Price PSF	\$714
Purchaser	Private Individual
Seller	Ontario Supreme Court
Site Size	4,562 SF
BoC Intr. Rate	0.25%



Sale Date	29-Apr-21
Building Size	21,949 SF
Sale Price	\$19,250,000
Sale Price PSF	\$877
Purchaser	Allied Properties
Seller	Private Individual
Site Size	6,098 SF
BoC Intr. Rate	0.25%



# Offering PROCESS



## **OFFERING PROCESS**

The Vendor has retained Colliers International (the “Advisor”) on an exclusive basis to offer for sale 41 Britain Street (the “Property”). The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser’s choice of forms to Colliers International at anytime. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

## **SITE VISITS**

Property tours can be coordinated on a case by case scenario. Please coordinate with listing team.

## **SALE CONDITIONS**

The Property and all fixtures, chattels and equipment included are to be Purchased on an “as is, where is” basis and there is no warranty, expressed 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 may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been 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.

## **DUE DILIGENCE**

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the

execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

## **DEPOSITS**

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser’s Conditions.

## **OBLIGATIONS OF THE VENDOR**

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

## **DISCLAIMER**

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective

Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrelative affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.

FOR SALE

# 282

## Richmond Street East

TORONTO, ON



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Colliers Macaulay Nicolls Inc., Brokerage.

