

49&50

588 EDWARD AVENUE
RICHMOND HILL

FOR
SALE



TOOMBS
TEAM

REAL ESTATE GROUP

PROPERTY OVERVIEW

Exceptional opportunity to acquire a professionally finished commercial office condominium totaling approximately 3,521 sq. ft. in one of Richmond Hill's established business parks.

Comprised of Units 49 & 50, this turnkey space features a highly efficient layout including reception area, 5 private offices, room for 19 main-level workstations, mezzanine workspace, renovated staff kitchen, 2 washrooms, and 5 reserved parking space. Updated rooftop HVAC unit (2025) and 2 EV charging stations installed under approved Section 98 Agreement.

Ideal for engineering, technology, financial services, professional offices, consulting firms, medical administration, and other office users seeking a move-in-ready facility. Excellent access to Highways 404 and 407, Highway 7 transit corridors, and surrounding business amenities.

A rare opportunity to acquire a professionally improved office space without the cost and delays associated with a new buildout.

FEATURES

# of Units	2
Square Footage	3,521sqft
Land Size	N/A
Parking Spaces	5
Zoning Classification	MC-1



PROPERTY DETAILS

AREA & LOT

Status	For Sale
Total Area	3,521sqft
MLS® ID	N13432120
Type	Commercial
Neighbourhood	Richmond Hill

EXTERIOR

Parking	On-Site
Water Source	Municipal
Lot Features	EV Charging
Heat Type	Forced Air
Air Conditioning	Full Air
Sewer	Municipal

FINANCIAL

Asking Price	\$1,585,000
Annual Property Tax	\$9,547.76



SCAN HERE
for further details
toombs.team/588-edward



INVESTMENT HIGHLIGHTS

KEY INVESTMENT FEATURES

3,521 SF Office Condominium

Combined Units 49 & 50 offering a functional and efficient office layout within a well-maintained commercial complex, suitable for a range of professional and business uses.

Prime Richmond Hill Location

Situated in a well-established employment node within York Region, surrounded by a strong mix of commercial, industrial, and office users, supporting consistent business activity throughout the area.

Excellent Regional Connectivity

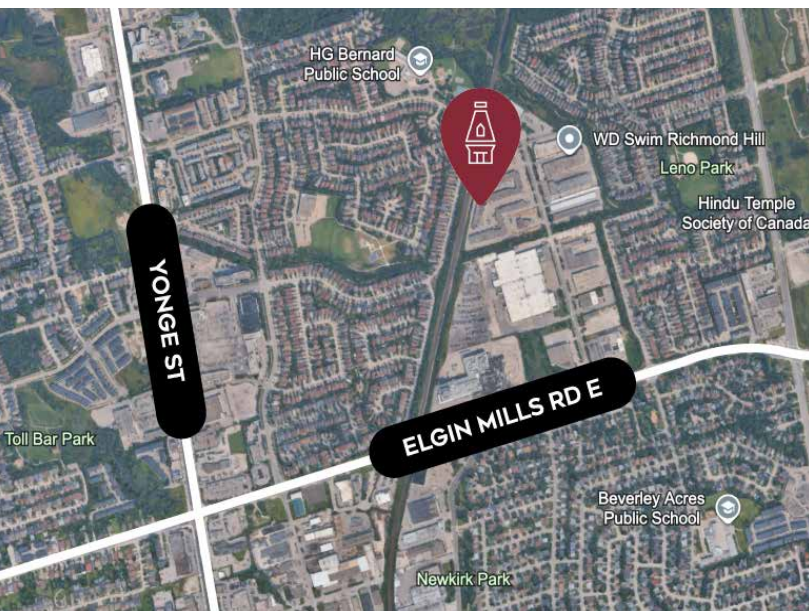
Direct access to Highway 404 and Highway 407, providing seamless connectivity throughout the GTA and facilitating convenient access for employees, clients, and business partners.

Flexible MC-1 Zoning

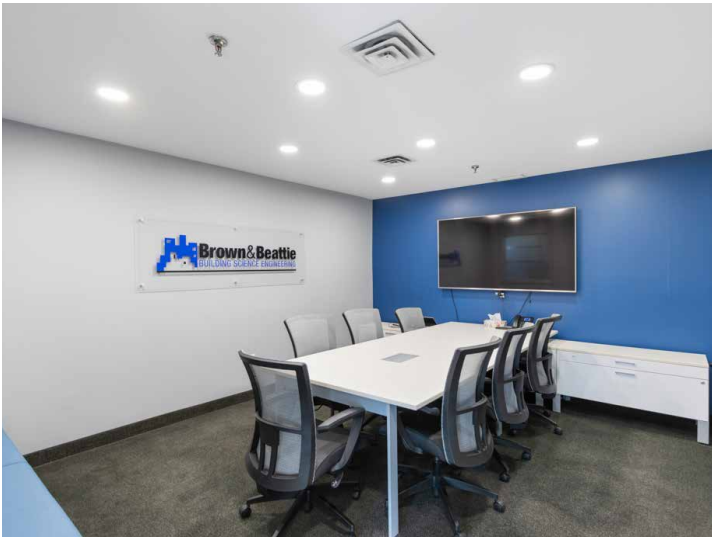
MC-1 (High Performance Commercial/Industrial) zoning permits a wide range of uses, offering long-term adaptability for various business types and supporting future repositioning potential.

Ample Onsite Parking in the Complex

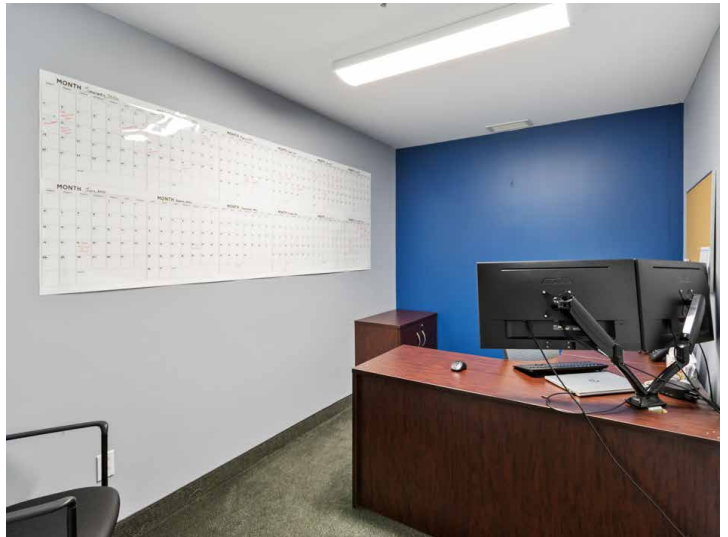
Convenient parking within the complex helps accommodate employees, clients, and visitors while supporting a wide range of commercial and professional uses.



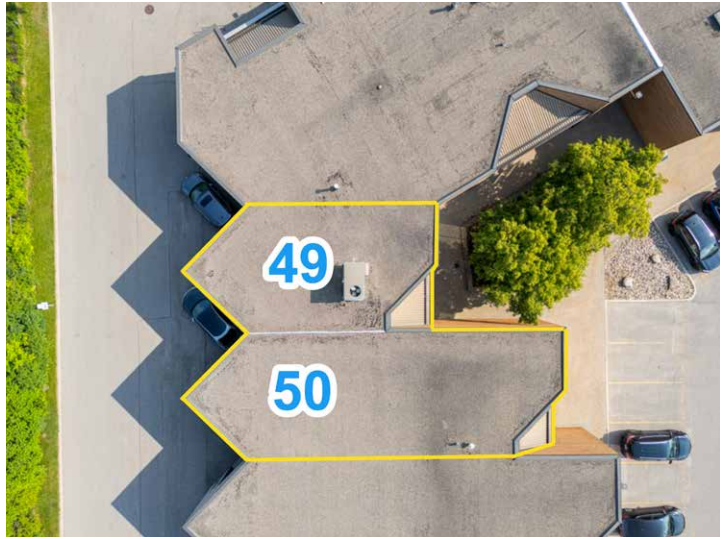
INTERIOR



INTERIOR



EXTERIOR



SITE PLAN



HIGH PERFORMANCE COMMERCIAL/INDUSTRIAL ZONE

PERMITTED COMMERCIAL USES INCLUDING BUT NOT LIMITED TO:

- Banks and financial institutions
- Technical and commercial schools
- Restaurants
- Hotels
- Business and professional offices
- and more (details on the next page)

ZONING USE - MC-1

PERMITTED USES:



Banks and Financial Institutions

Positioned within a well-established commercial corridor, this location is ideally suited for banks and financial institutions seeking convenient access for both local businesses and residents. Excellent connectivity and strong exposure create an ideal setting for delivering everyday financial services.



Technical and Commercial Schools

Well positioned within a thriving commercial district, this location offers an ideal setting for technical and commercial schools. Convenient access, strong visibility, and proximity to a diverse business community create opportunities for student recruitment, workforce development, and industry collaboration.



Restaurants

Surrounded by offices, commercial businesses, and employment uses, this location provides an ideal setting for a restaurant catering to professionals, visitors, and local residents throughout the day.



Hotel

Serving both business and leisure travellers, a hotel at this location would be supported by strong regional connectivity, nearby employment centres, and access to a wide range of amenities and services.



Business and Professional Offices

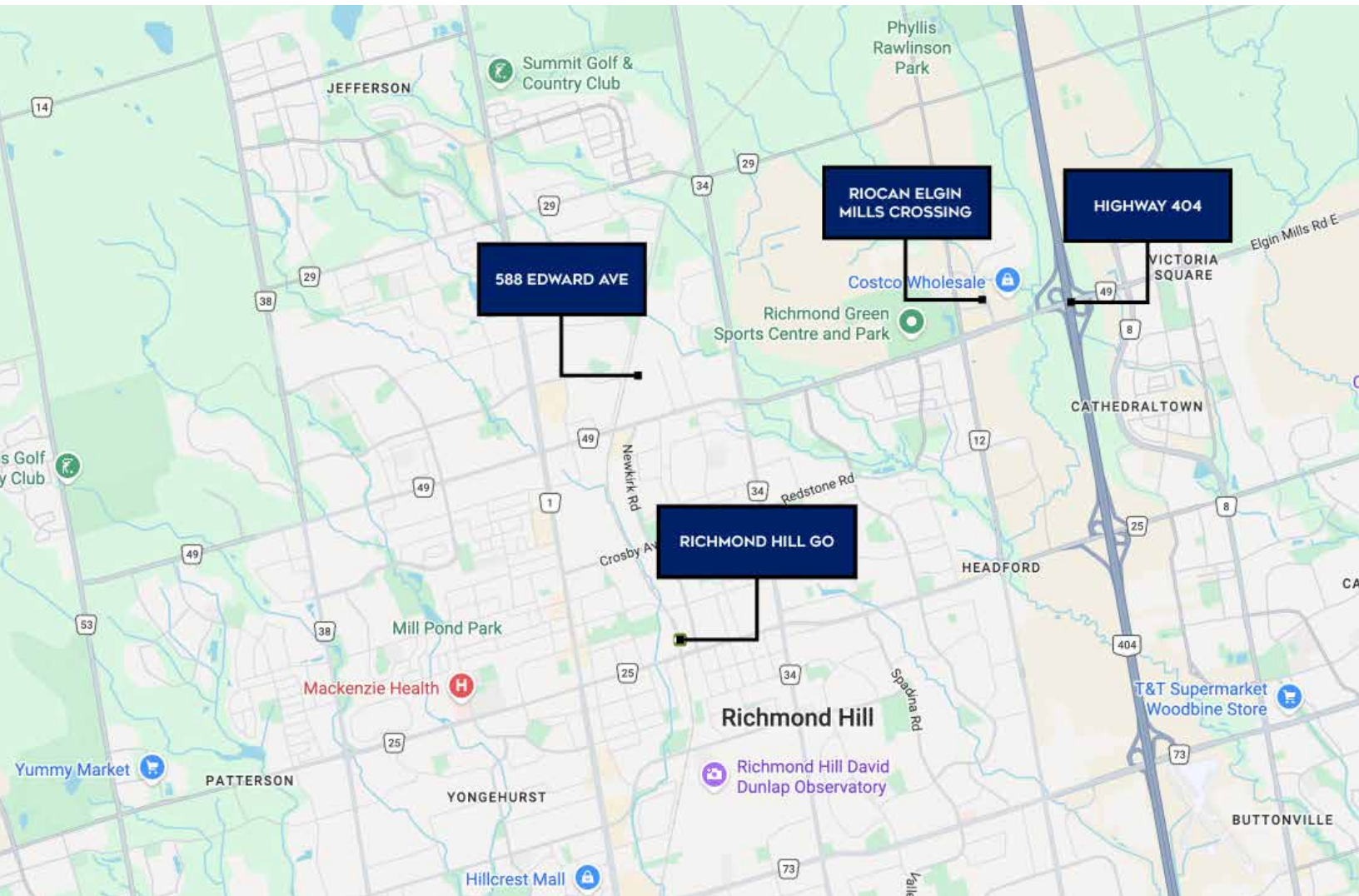
Business and professional offices can take advantage of the property's strategic position within a prominent employment area, providing a convenient destination for clients, employees, and business partners. Its accessible location and established commercial surroundings support a wide range of professional services.



Warehousing of Goods and Materials

The property is well positioned to accommodate warehousing of goods and materials, excluding transportation terminals, within a well-established commercial and employment corridor. Excellent access to major highways and regional routes supports efficient logistics, storage, and distribution functions in a highly connected GTA location.

LOCAL AMENITIES



Highway Connectivity

Close proximity to Highway 404 and Highway 407, ensuring efficient regional travel for employees, clients, and logistics throughout the GTA.

Business Support Amenities

Proximity to established commercial nodes including RioCan Elgin Mills Crossing and other nearby business parks, providing convenient access to financial services, professional offices, and commercial support uses.

Retail & Service Amenities

Access to a wide range of nearby retail centres, restaurants, and service providers along the Highway 404 and Yonge Street corridors, supporting the day-to-day needs of employees and business operations.

MUNICIPALITY

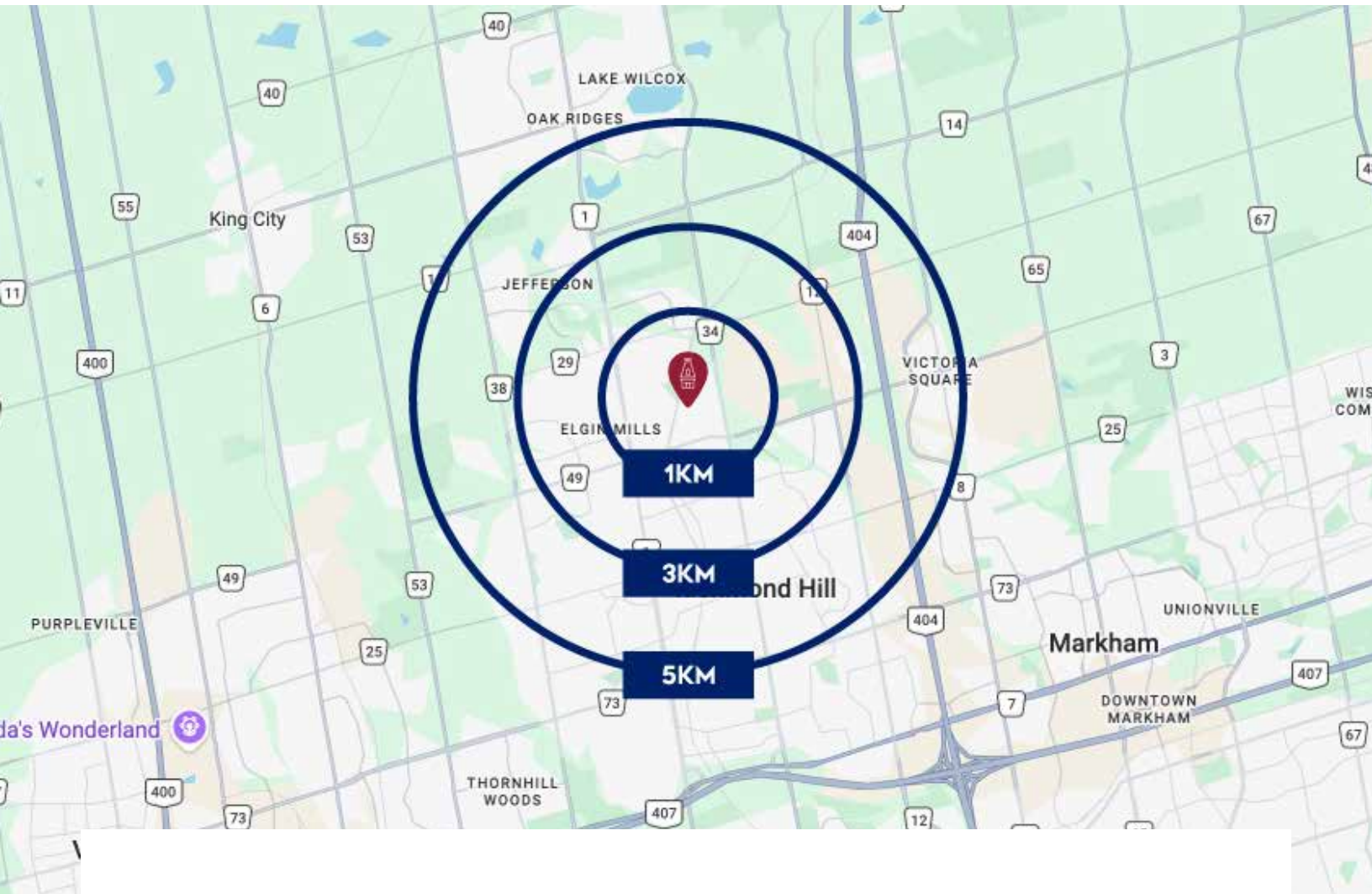
RICHMOND HILL

Richmond Hill, Ontario, is one of the Greater Toronto Area's most established and sought-after communities. Located in York Region along the Highway 404 and Highway 407 corridors, the city offers strong connectivity, a stable local economy, and a diverse and growing population supported by ongoing residential and commercial development. Its strategic position within the GTA makes it a highly attractive market for businesses, retailers, and investors.

Home to a well-educated workforce and strong household incomes, Richmond Hill features a balanced mix of residential and employment areas. With access to major transportation routes, regional transit, and a wide range of nearby amenities, the city provides strong opportunities to connect with a broad and engaged customer base.



DEMOGRAPHICS



	COMMUNITY L4C 9Y6	NEIGHBOURHOOD Devonsleigh	CITY Richmond Hill
Total Population	11,792	75,657	174,697
Avg. Household Income	\$85,000	\$105,000	\$115,000

Population and household income data are based on estimates from third-party sources, including the Global Human Settlement Layer (GHSL) Population Grid 2025. While believed to be reliable, accuracy is not guaranteed. All information is provided for informational purposes only and should be independently verified by prospective purchasers.

FOR MORE INFORMATION, PLEASE CONTACT



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