



**FOR  
SALE**

Mixed-Use Buildings with 145' Yonge St Frontage

10132 & 10140 Yonge Street

Turnkey Investment Opportunity with Future Development Value in Richmond Hill

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 10132 & 10140 Yonge Street

Covered Land Play with Mixed-use Buildings

## 10132 Yonge Street

PIN	031650116
Legal Description	LT 27 REGISTRAR'S COMPILED PLAN 12003 RICHMOND HILL; PT LT 46 CON 1 VAUGHAN PT 1 65R15499; RICHMOND HILL
ARN	193804004075000



Building Size

10,110 SF



Lot Frontage

80 FT

Lot Depth

147 FT

## 10140 Yonge Street

PIN	031650115
Legal Description	PT LT 46 CON 1 VAUGHAN AS IN RH33158; RICHMOND HILL
ARN	193804004075200



Building Size

2,800 SF



Lot Frontage

66 FT

Lot Depth

150 FT

## Property Highlights

- **Frontage and Land Size:** ~145' Ft of Yonge Street frontage, the property benefits from high visibility and accessibility
- **30,000 SF** land could be redeveloped
- **Transit-Oriented:** 750m (10 minute) walk to Richmond Hill GO Station, YRT bus along Yonge St as well as proximity to major highways
- **Modern Heritage Design:** The building offers a blend of contemporary build-outs within a heritage-style façade, appealing to businesses seeking a prestigious address
- **Secure Building:** The building provides secure access after 5 PM, ensuring tenant safety and security during off-hours
- **Stable tenant mix:** commercial/retail along ground floor, with a mix of offices and apartments on the 2nd floor



Asking Price

~~\$10,000,000~~

\$8,799,000

*Improved Price!*



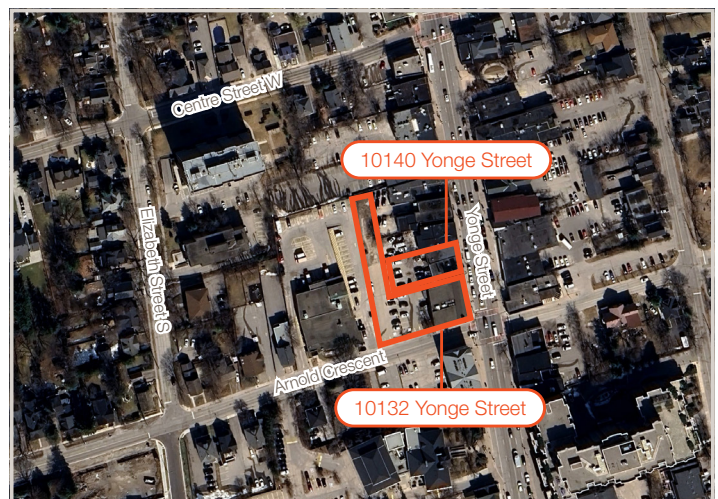
Listing Agents

**Noah Schwartz\***

Senior Vice President • Sale Representative

416.649.5943 • noah@lennard.com

\*Sales Representative



**Lennard:**



# 10132 & 10140 Yonge Street

## Area Amenities



### Legend

 10132 & 10140 Yonge Street

 Public Green Space

 GO Train Station

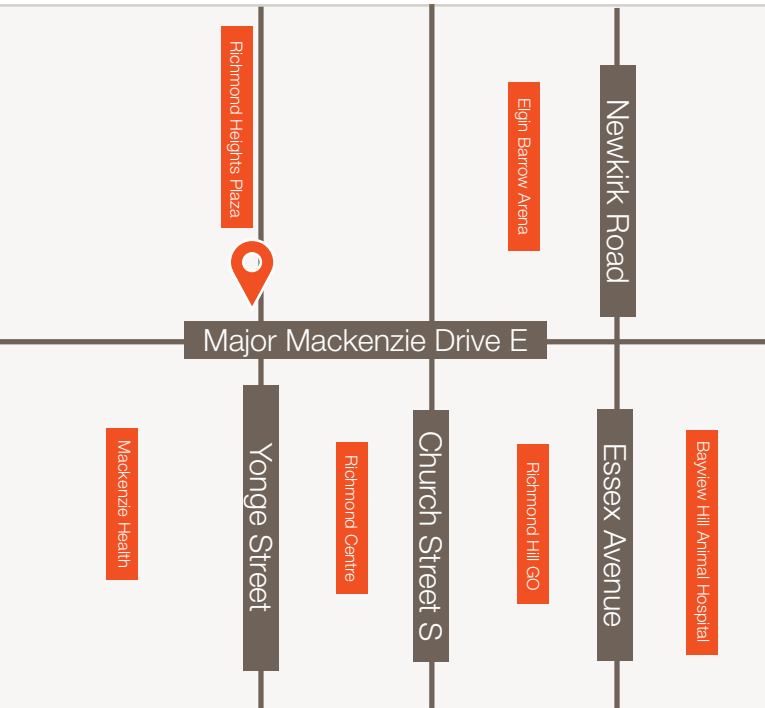
 Hospital/Medical Centre

 School

**Lennard:**

# 10132 & 10140 Yonge Street

In the Area



## Area Demographics

1 km Radius

Total Population  
9,559

Avg Household Size  
2.3

Avg Household Income  
\$93,707

Education  
67.8%

3 km Radius

Total Population  
91,467

Avg Household Size  
2.7

Avg Household Income  
\$119,051

Education  
70.8%

Source: Piinpoint

## 3 Coins Diner

3 Coins Open Kitchen is a beloved diner located at 10140 Yonge Street in Richmond Hill, Ontario. Established in 1955, it has become a staple for locals seeking hearty breakfasts and classic comfort food in a nostalgic setting.



## Elgin Barrow Arena

Elgin Barrow Arena is a prominent community facility located at 43 Church Street South in Richmond Hill, Ontario. Established in 1923, it has evolved into a multi-purpose venue that hosts a variety of events and activities throughout the year.



**Lennard:**

# 10132 & 10140 Yonge Street

## Photos



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Photos



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\*Sales Representative

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