530 REAR

Richmond Street W

For more information
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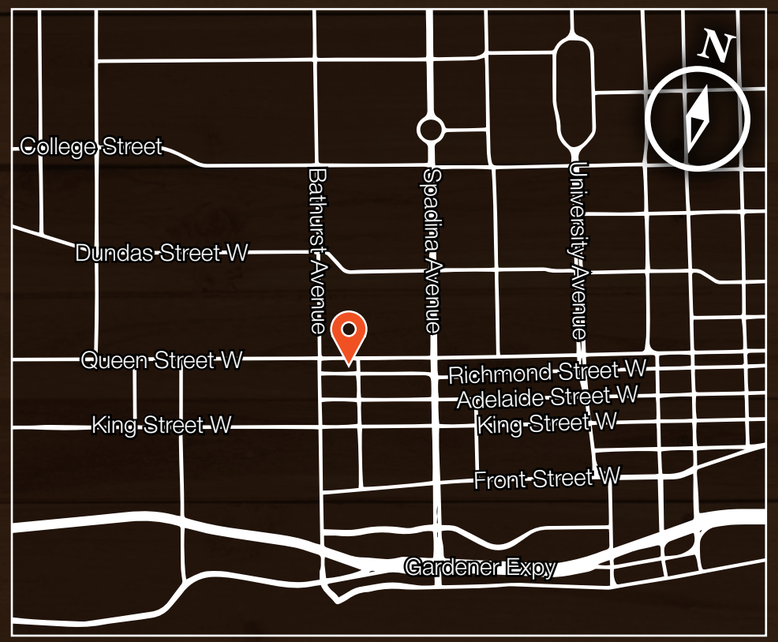
Owner/User Opportunity
Brick & Beam Office Building For Sale

530 Richmond Street W
Toronto Ontario

The Opportunity

This is an extremely rare opportunity — The chance to acquire a fully renovated, top class office building just a few steps from the bustling Queen Street West shopping strip. This brick and beam building was completely renovated in 2012 including the roof, plumbing, electrical and HVAC. The building has a Richmond Street West address, however, it is located in the one of a kind Graffiti Alley. The mural on the exterior of the building is attributed to Allan Ryan, better known as Uber5000, a well-known Canadian artist.



Property Overview

530 Richmond Street W

Site Area, Dimensions & Property Features

Total Building Size	± 9,454 SF
Total Rentable Area	± 7,863 SF
Frontage	± 35 FT
Depth	± 77 FT
Total Site Area	2,690 SF (0.062 Acres)
Property Taxes (2023)	$46,180.74

Planning & Title

Zoning	Commercial Residential CRE (x76)
Official Plan	Regeneration Area
PIN	212390183
Legal Description	PT LT 26-27, 30 SEC C PL 135 TORONTO AS IN CT590861; T/W CT590861; CITY OF TORONTO

Price: Contact Listing Agent

Property Upgrades & Details

Entire building was completely renovated in 2012.
The building was taken down to the studs on all floors.

All electrical was completely replaced throughout the building.

All plumbing was completely replaced throughout the building.

All HVAC systems were replaced throughout the building. Independent units per floor.

Within the last your years, the entire building was waterproofed.

The entire roof was replaced.

All windows and doors were replaced throughout the building.

All original floors were kept and refurbished to be in new condition.

Most of the brick throughout the building was kept and refurbished.

Each floor in the building has fiber cable with each unit independently wired for ultra-high speed internet.

All bathrooms and kitchens throughout the building were replaced. Toilets and urinal systems installed throughout.

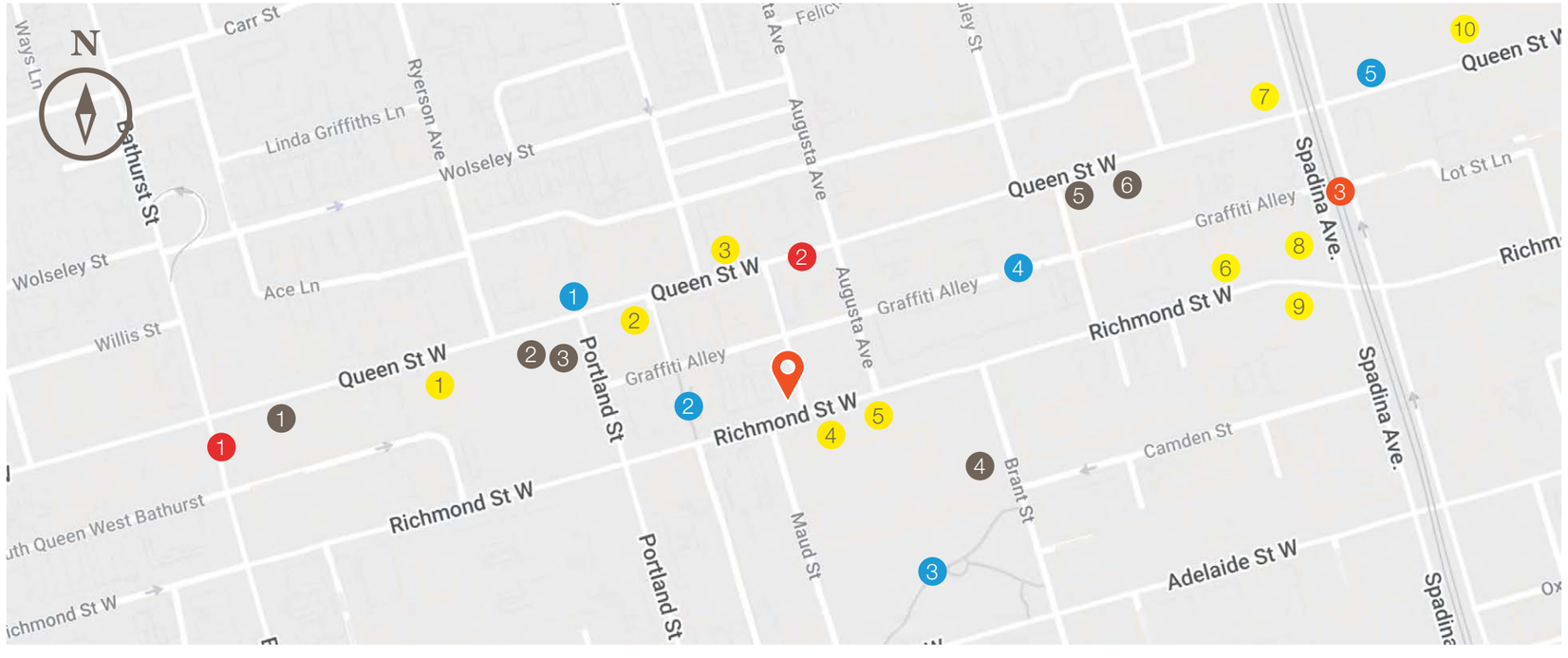
All lighting throughout the building was replaced. High end lighting was used on the 3rd & 4th floors.

Basement floors were recently redone with epoxy floors.

Discover The Ideal Workspace in Toronto's Vibrant Queen West Neighbourhood

Welcome to Queen West, one of Toronto's most eclectic and dynamic neighborhoods. This thriving community is a perfect blend of culture, creativity, and commerce. Its unique character and prime location make it an exceptional choice for office space.

Walk Score	Transit Score	Bike Score
99	100	99
bustling downtown core and the trendy West End are steps away	World class public transportation	Daily errands can be easily accomplished on a bike



Food

1. Osmow's Shawarma
2. Rosie's Burgers
3. Wendy's
4. Beatrice Society
5. Lee
6. Starbucks
7. McDonald's
8. Le Gourmand
9. Freshii
10. Chick-fil-A

Transit

1. Bathurst St At Queen St West
2. Queen St West at Augusta Ave
3. Spadina Ave at Queen St West South Side

Attractions

1. Velvet Underground
2. Alex Wilson Community Garden
3. St. Andrew's Playground Dog Park
4. Graffiti Alley
5. Horseshoe Tavern

Shopping

1. Value Village Boutique
2. Winners
3. Loblaws
4. Eva's Print Shop
5. Circle K
6. Urban Outfitters

Total Daytime Population
(1km Radius)

144,324

Average Household Income
(1km Radius)

$117,394

Median Age
(1km Radius)

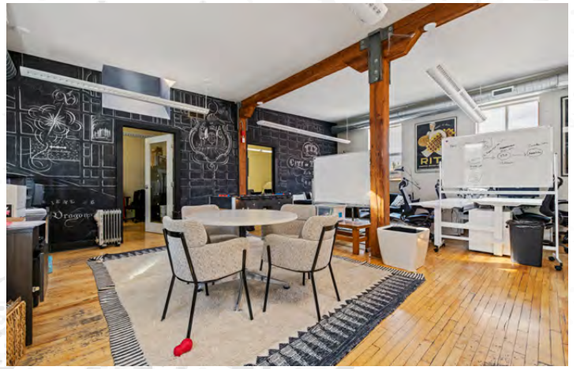
34

Employment Rate
(1km Radius)

71%

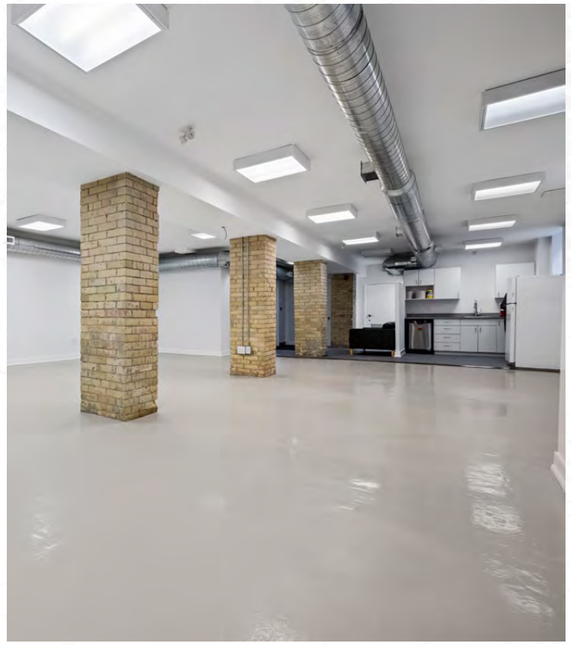
Post-Secondary Education
(1km Radius)

84%
(8% higher than Toronto)



EXIT

SANCHEZ
41



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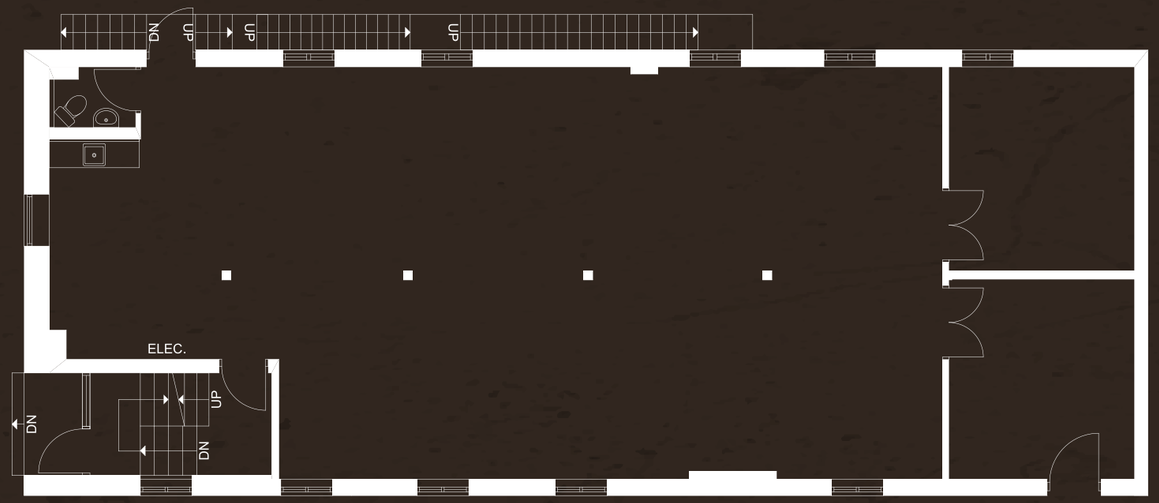
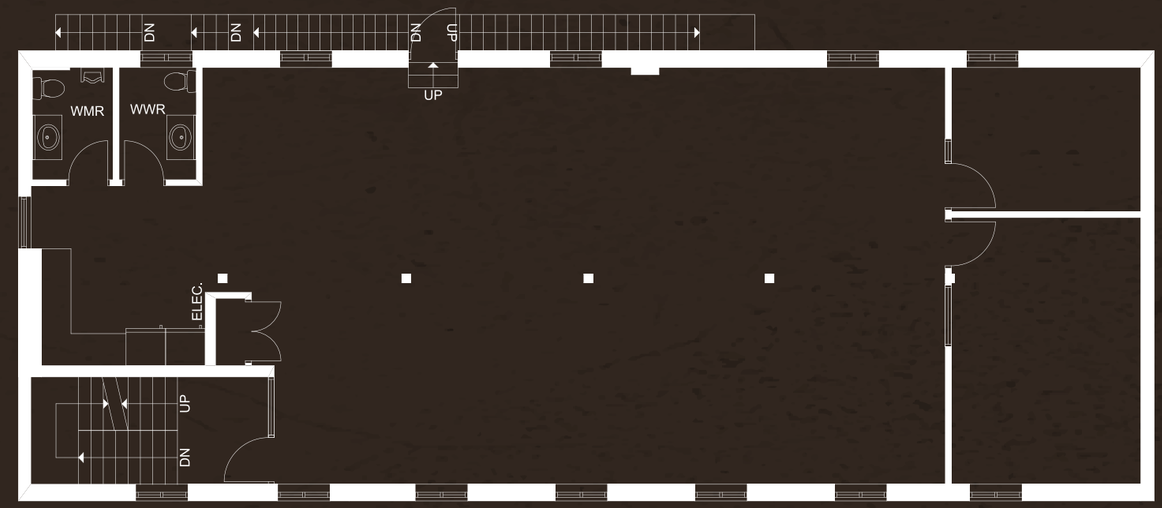
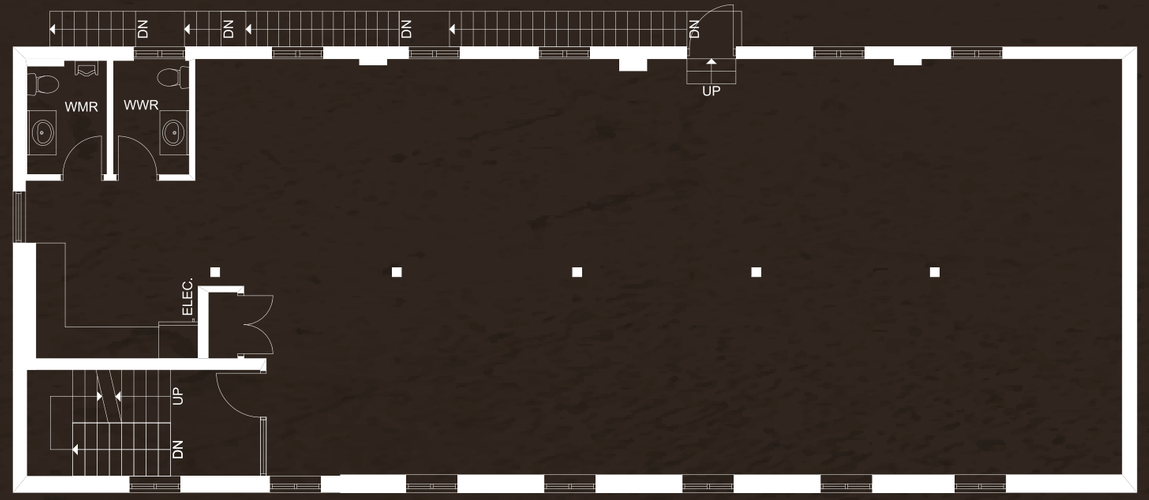


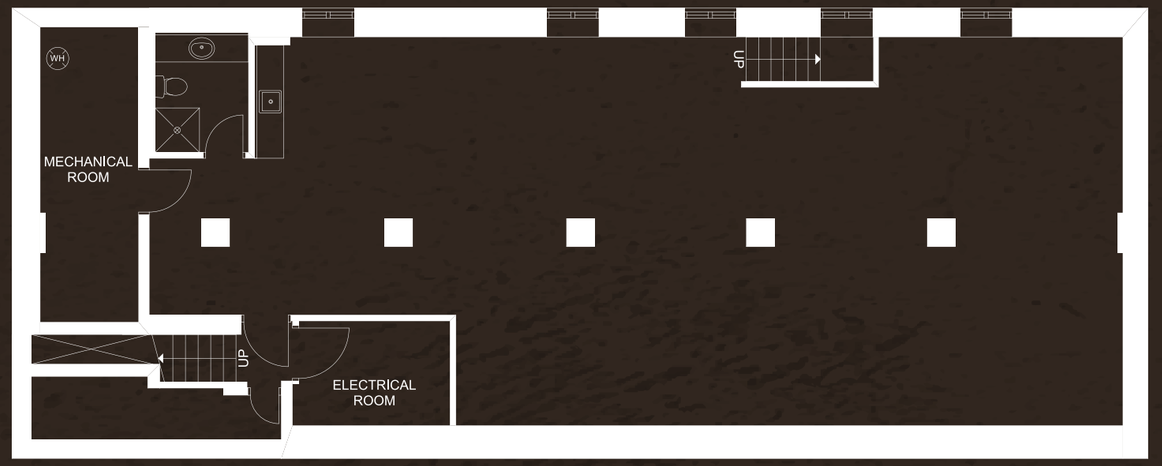
First Floor



Second Floor



Third Floor



Basement

GRAFFITI ALLEY

530 Richmond Street W

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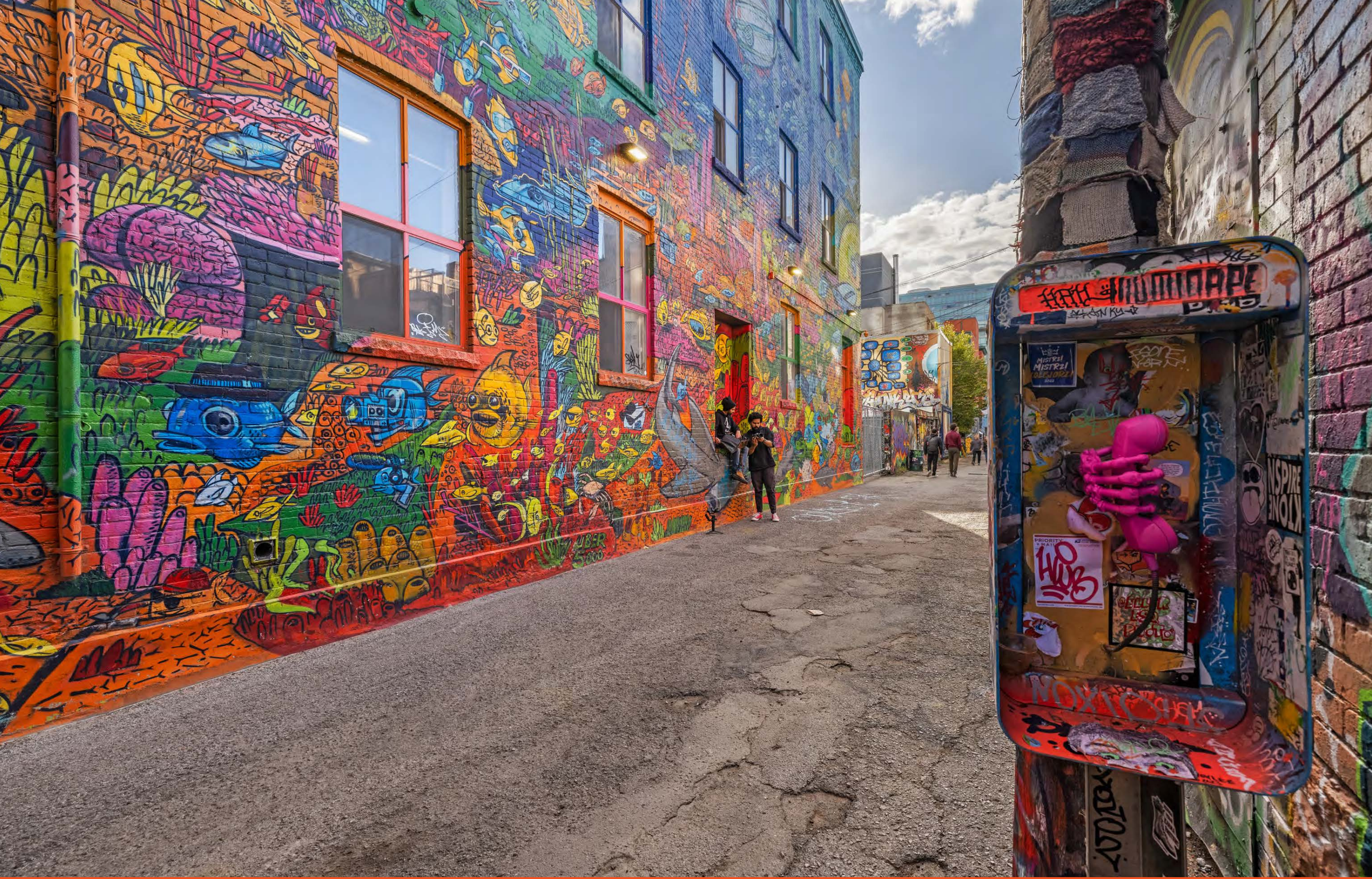
Be a Part of Toronto's Iconic Graffiti Alley

Located within Toronto's Fashion District, Graffiti Alley runs parallel to the trendy stretch of Queen Street West. It encompasses three city blocks and includes the contiguous alleyway of Rush Lane. It's a popular tourist spot to view some of the best examples of Toronto's vibrant street art and mural culture.


MISTRZ!
MISTRZ!
OLEJORZ!
PRIORITY
HUB
NOXIOUS

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