



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

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



Listing Agents

Noah Schwartz*

Senior Vice President • Sale Representative

416.649.5943 • noah@lennard.com

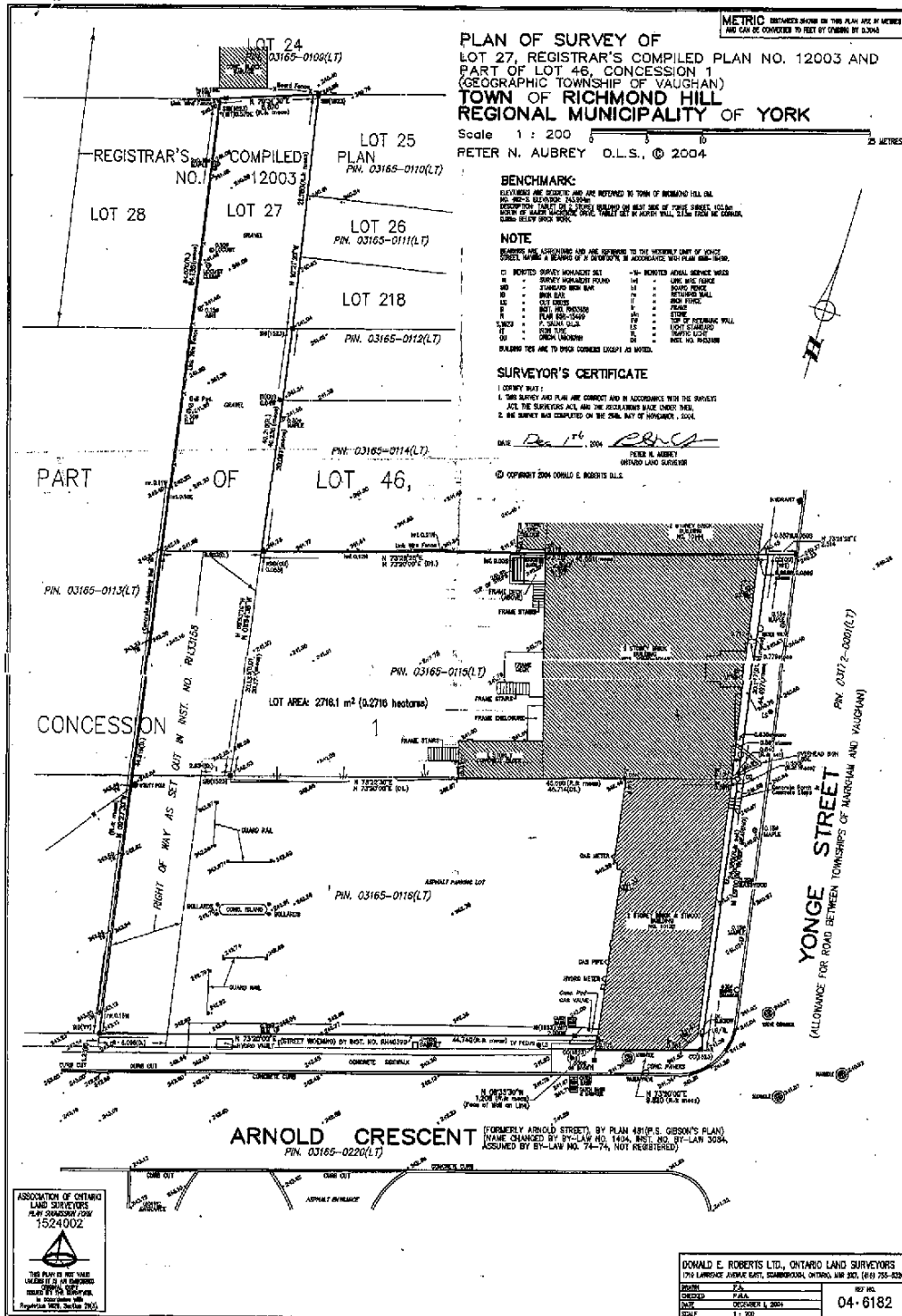
*Sales Representative



Lennard:

10132 & 10140 Yonge Street

Survey



10132 & 10140 Yonge Street

Area Amenities



Legend



10132 & 10140 Yonge Street



Public Green Space



GO Train Station



Hospital/Medical Centre

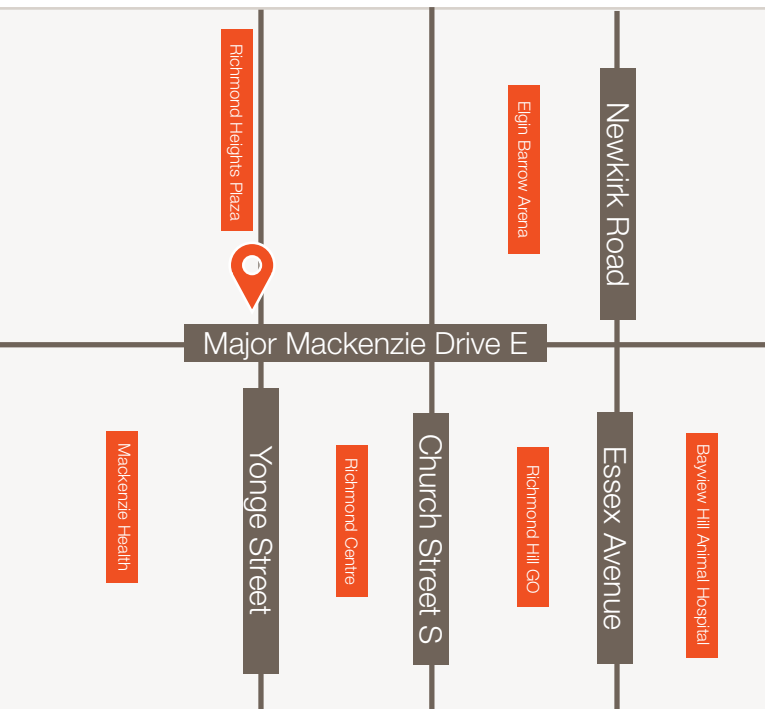


School

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: Piiipoint

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

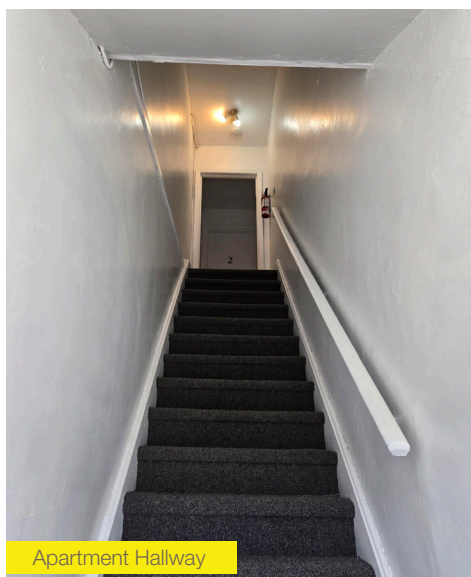
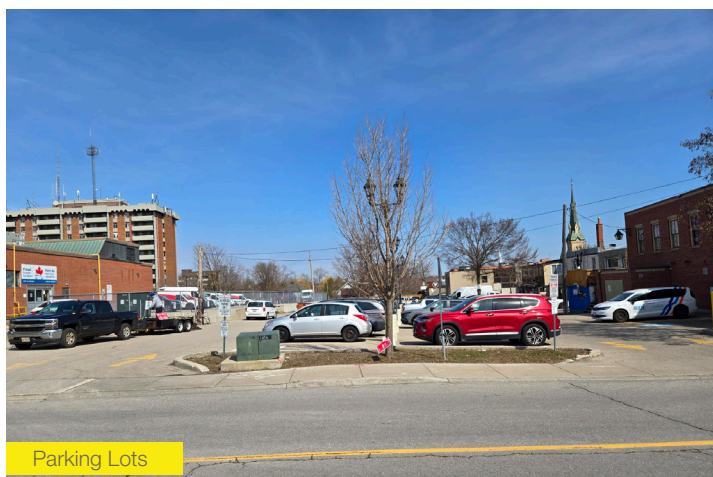
Elgin Barrow Arena is a prominent community facility located at 43 Church Street South in Richmond Hill, Ontario. Established in 1923, it has evolved into a multi-purpose venue that hosts a variety of events and activities throughout the year.



Lennard:

10132 & 10140 Yonge Street

Photos



Lennard:

10132 & 10140 Yonge Street

Photos



Lennard:

Lennard:

Noah Schwartz*

Senior Vice President

416.649.5943

noah@lennard.com

200-55 University Avenue, Toronto

416.649.5920

lennard.com

*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage