 **JLL** SEE A BRIGHTER WAY

For Sale


540 & 542 Richmond Street West
Toronto, ON

Office Building in Toronto's
Fashion District

The Opportunity

The JLL Private Capital Group (“JLL”) is pleased to present the opportunity to acquire 540-542 Richmond Street West, a single tenant office building steps from the Richmond and Portland Street intersection in Downtown Toronto. The Property is comprised of 4,000 square feet (“SF”) of leasable area across three (3) storeys with up to eight (8) security gated parking stalls at the rear. Currently owner-occupied, the building will be vacant upon closing allowing for turnkey occupancy or potential low to medium density development.

Property Overview




4,000 SF
Net rentable area




4,209 SF
Site area



43 FT
Frontage




98 FT
Depth



100
Transit score



97
Walk score



CRE
Zoning



8
Parking stalls



Investment Highlights



Premier Location

The Property is strategically situated on Richmond Street West, positioned between Portland Street and Maud Street, offering 43 FT of frontage in Toronto’s highly coveted Entertainment District.



Owner-User Opportunity

Vacant possession of turnkey space, attractive for owner-users with endless amenities in the surrounding area including popular restaurants, bars, shopping, and parks.



Transit-Oriented

The Site benefits from direct transit access serviced by TTC streetcar line 501 with a stop located approximately 100 meters north at the intersection of Queen Street West and Augusta Avenue. The Property is positioned to take advantage of the Ontario Line once completed.



Redevelopment Potential

The Site is proximate the downtown core with low to medium development potential on the 4,209 SF lot. Perspective purchasers can explore further assembly potential of adjacent land parcels to capitalize on larger scale future infill development.



Flexible Property Configuration

Property can be divided into 2 separate buildings, offering flexibility for potential user and investors.



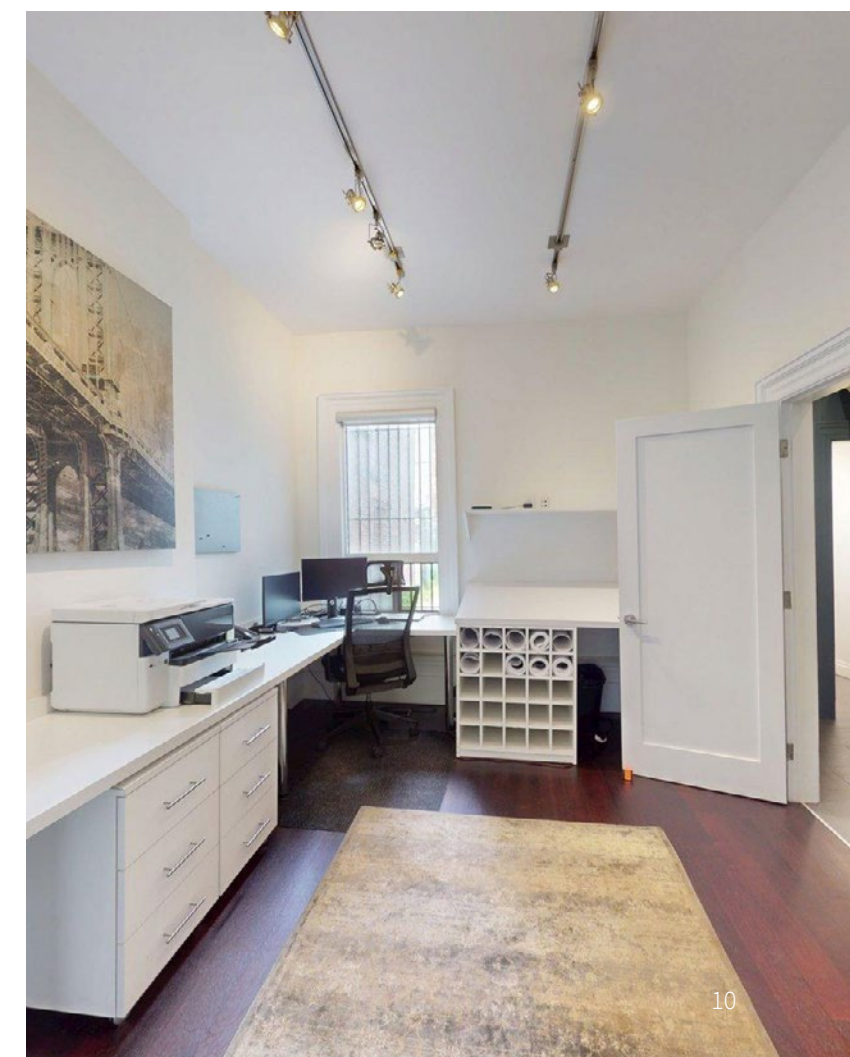
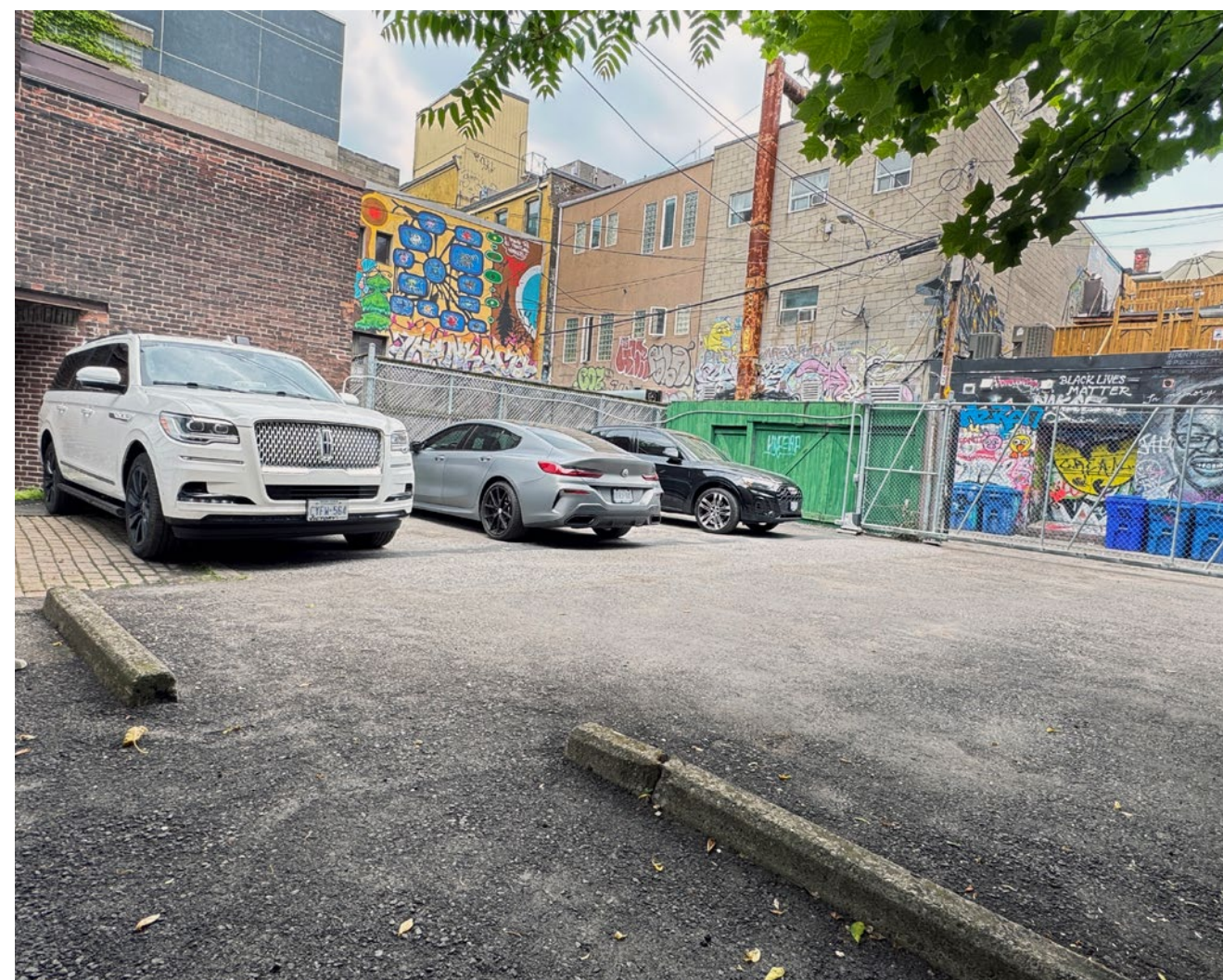
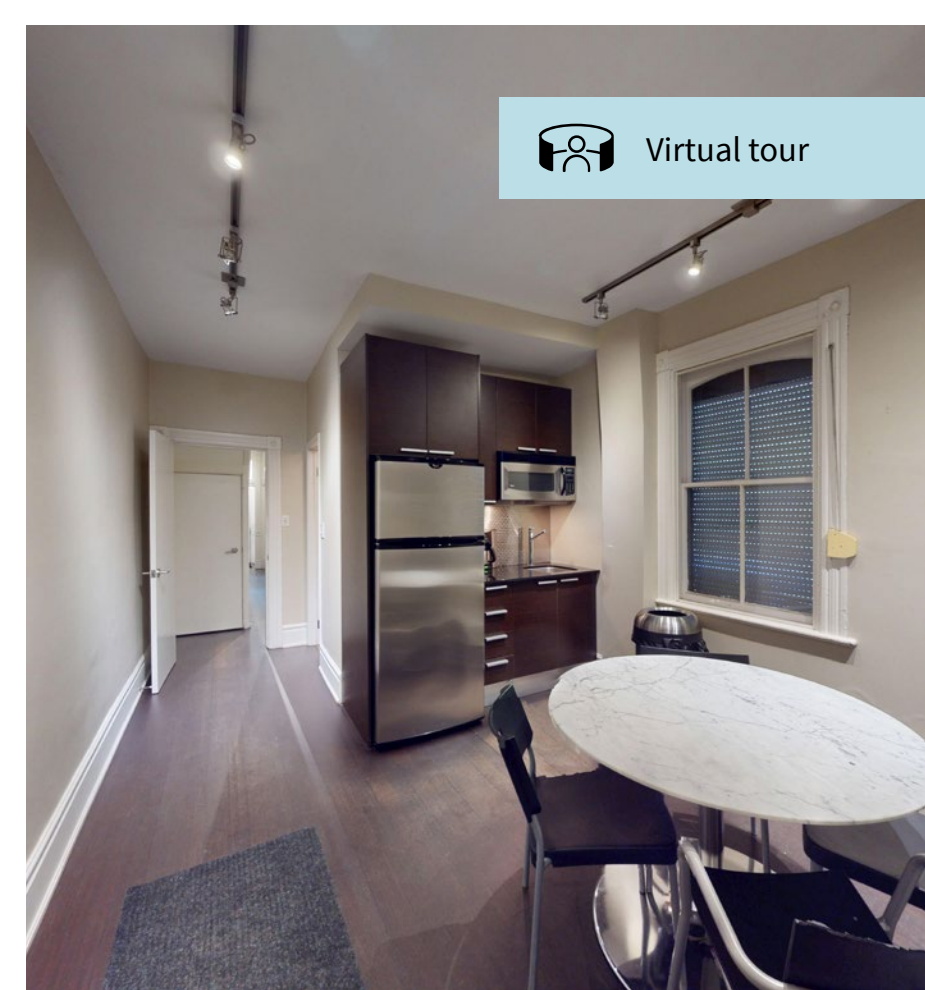
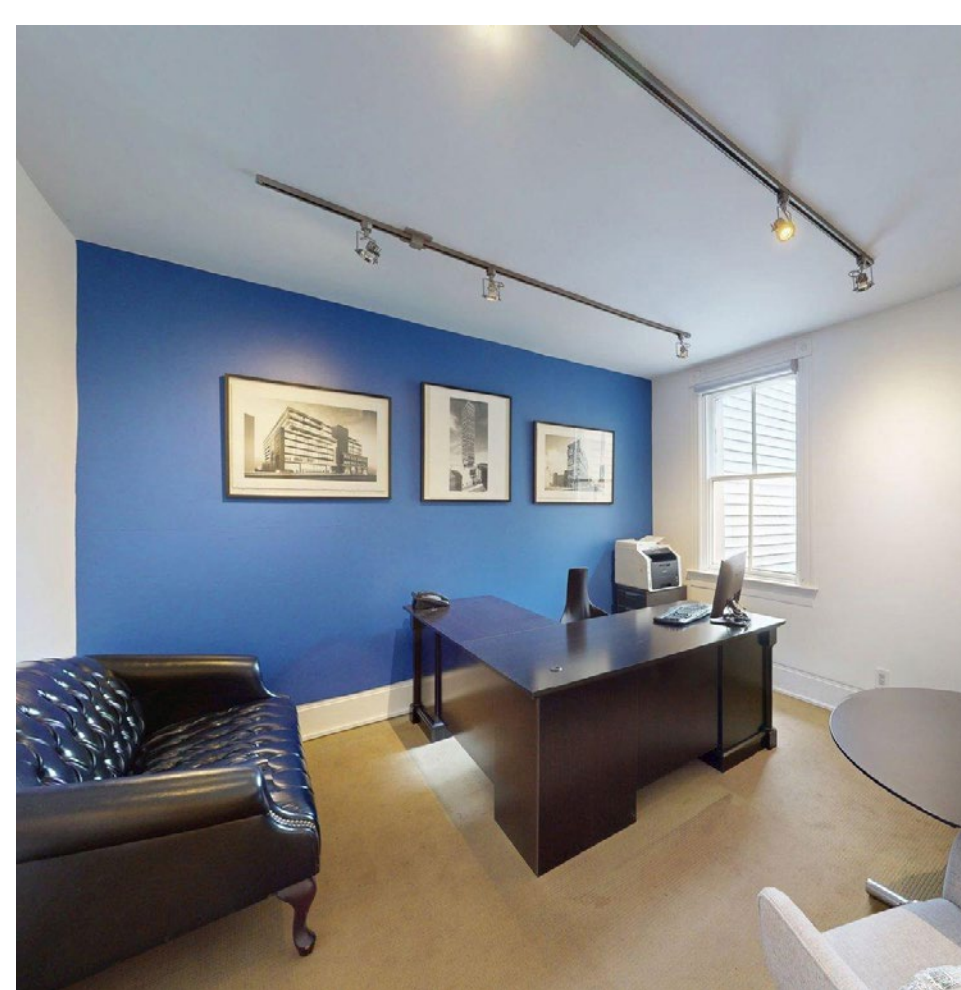
Location Overview

The Property is strategically positioned in the dynamic and trendy fashion district, renowned for its vibrant atmosphere and diverse business environment. The locale is a hub for creative and tech-focused businesses, fostering a collaborative and innovative environment that attracts a diverse, young workforce. The locale offers a wide range of housing options, including luxury condominiums, rental apartments, and Victorian homes. Richmond Street West is filled with unique cafes, top-notch restaurants, lively bars, and nightclubs, providing plenty of entertainment options. Richmond Street West offers excellent transit connectivity, with easy access to Downtown Toronto via regular Queen Streetcar service. The Property is positioned to take advantage of the Ontario Line once completed.

Nearby Development

Address	Storeys	Units	Developer
Addison Residences 135-143 Portland Street	16	129	ADI Development Group
Bathurst / Richmond 555 Richmond Street West	16	124	Allied Properties
Spadina / Richmond 451-457 Richmond Street West	19	140	DC DevCorp
Spadina / Richmond 444-450 Richmond Street West	19	117	DC DevCorp
Camden House 39-47 Camden Street	17	237	Lamb Development Corp
Camden North 8-18 Camden Street	19	200	Lamb Development Corp
King / Morrison 540 King Street West	15	95	Great Gulf & Allied Properties





Financing and Offering Process

Free and Clear

The Property will be offered for sale free and clear of existing financing.

Offering Process

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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