



165 COLBORNE AVENUE

— RICHMOND HILL, ON —



FOR SALE

\$12,400,000

40-suite multifamily asset nestled in the heart of
Richmond Hill's charming Harding neighbourhood.

EXECUTIVE SUMMARY

Introducing **165 Colborne Avenue**, a well-maintained 40-suite multifamily asset in the heart of Richmond Hill. Ideally positioned beside the Richmond Hill GO Station, the property offers exceptional commuter access to downtown Toronto and is surrounded by a broad mix of neighbourhood amenities including grocery, retail, and restaurants, all within walking distance.

This 4-storey, purpose-built apartment building sits on 0.83 acres and features a diversified suite mix of bachelor, one-bedroom, two-bedroom, and three-bedroom units. With separately metered hydro, multiple ancillary income streams, and consistent capital upgrades, the property provides strong in-place stability and meaningful long-term value creation.

The asset boasts an anticipated Year 1 NOI of \$622,514, supported by income from parking, storage, laundry, and telecommunications contracts. This offering represents a compelling opportunity to acquire a well-located, transit-oriented multifamily investment in one of the GTA's most desirable residential markets.



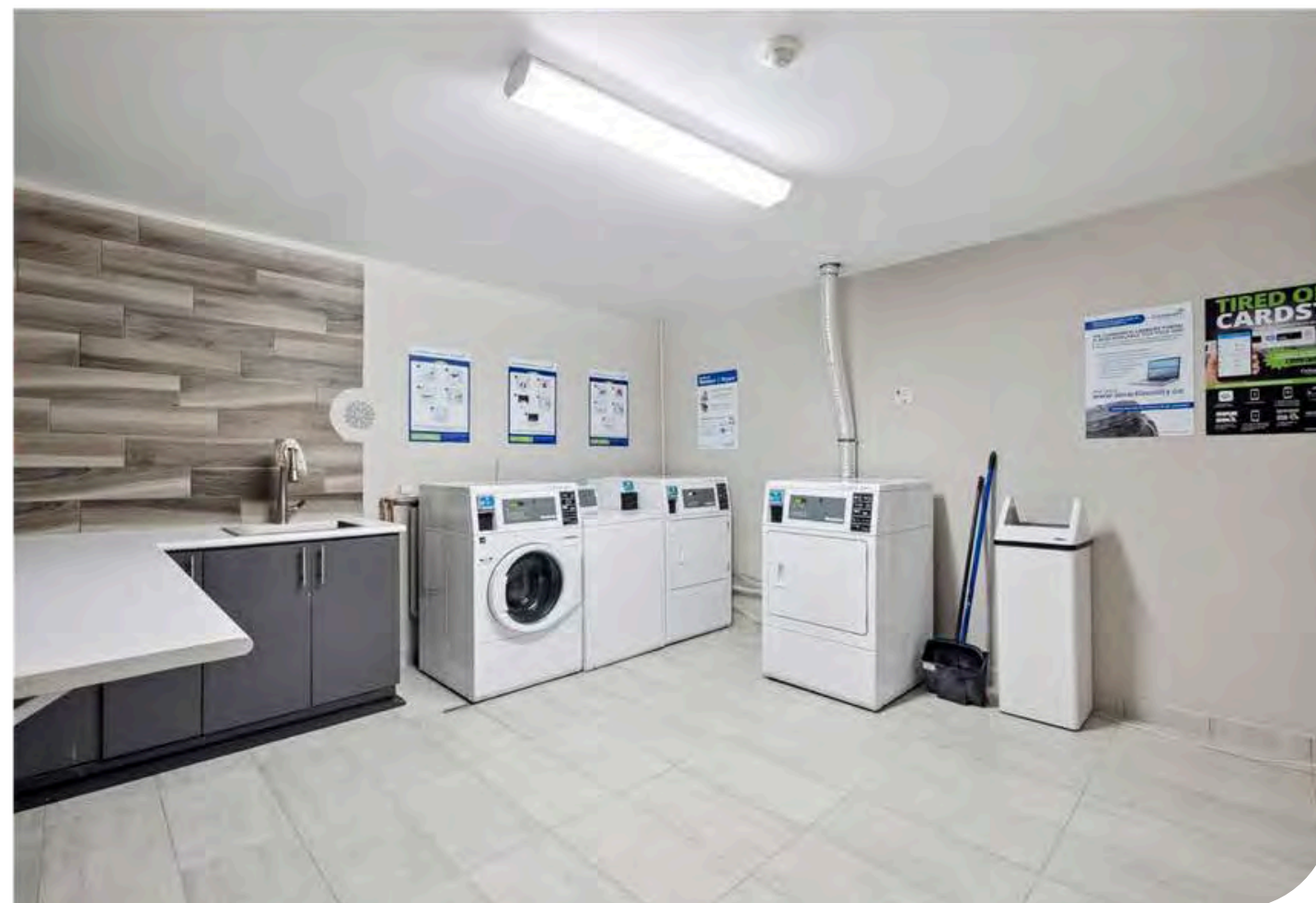
165 COLBORNE AVENUE

ABOUT THE PROPERTY



Suite Count
40

Suite Mix
3 Bachelor
9 One-Bedroom
26 Two-Bedroom
2 Three-Bedroom



Building Height
4 Storeys

Site Area
0.83 Acres

Year Built
1963

INVESTMENT HIGHLIGHTS



Strong Financial Performance

The property offers an anticipated Year 1 NOI of \$622,514, supported by stable in-place income and multiple ancillary revenue sources.



Extensive Capital Improvements

Significant upgrades across building systems and common areas reduce near-term capex requirements and support long-term operational efficiency.



Amenity-Rich Walkable Neighbourhood

Immediate access to grocery, retail, restaurants, parks, and community services enhances tenant demand and retention.



Prime Transit-Oriented Location

Steps from the Richmond Hill GO Station, providing direct rail access to downtown Toronto for commuters.



Efficient Operating Structure

All suites are separately metered for hydro, lowering utility costs and improving net operating income.



43% Future Rental Upside Potential

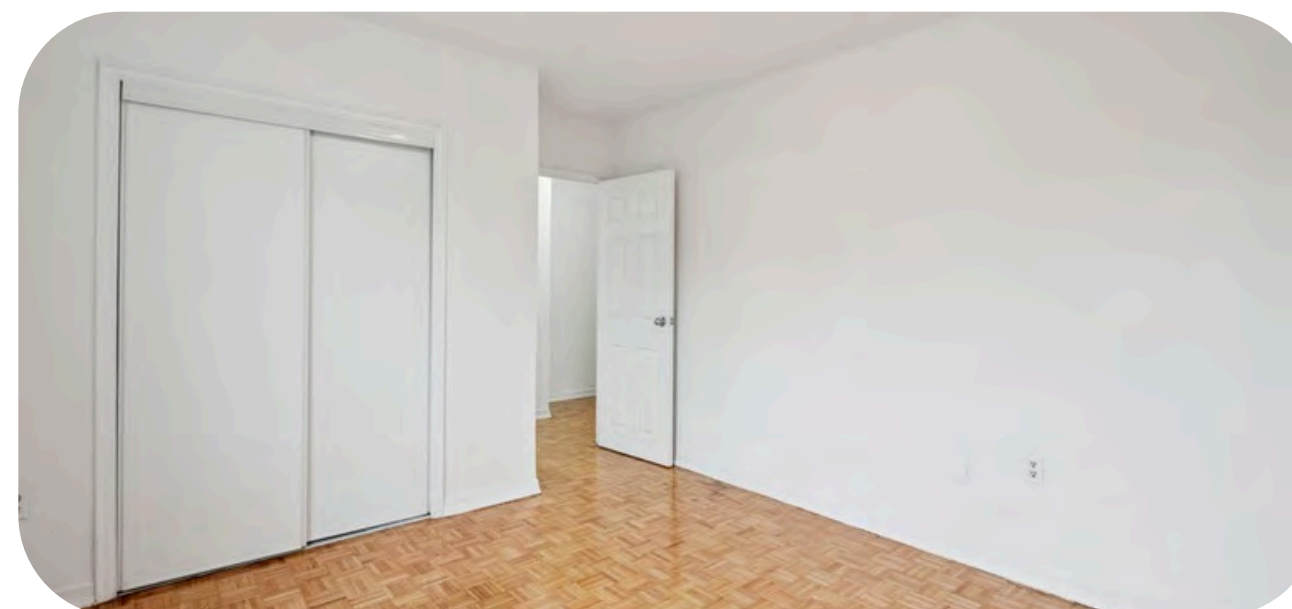
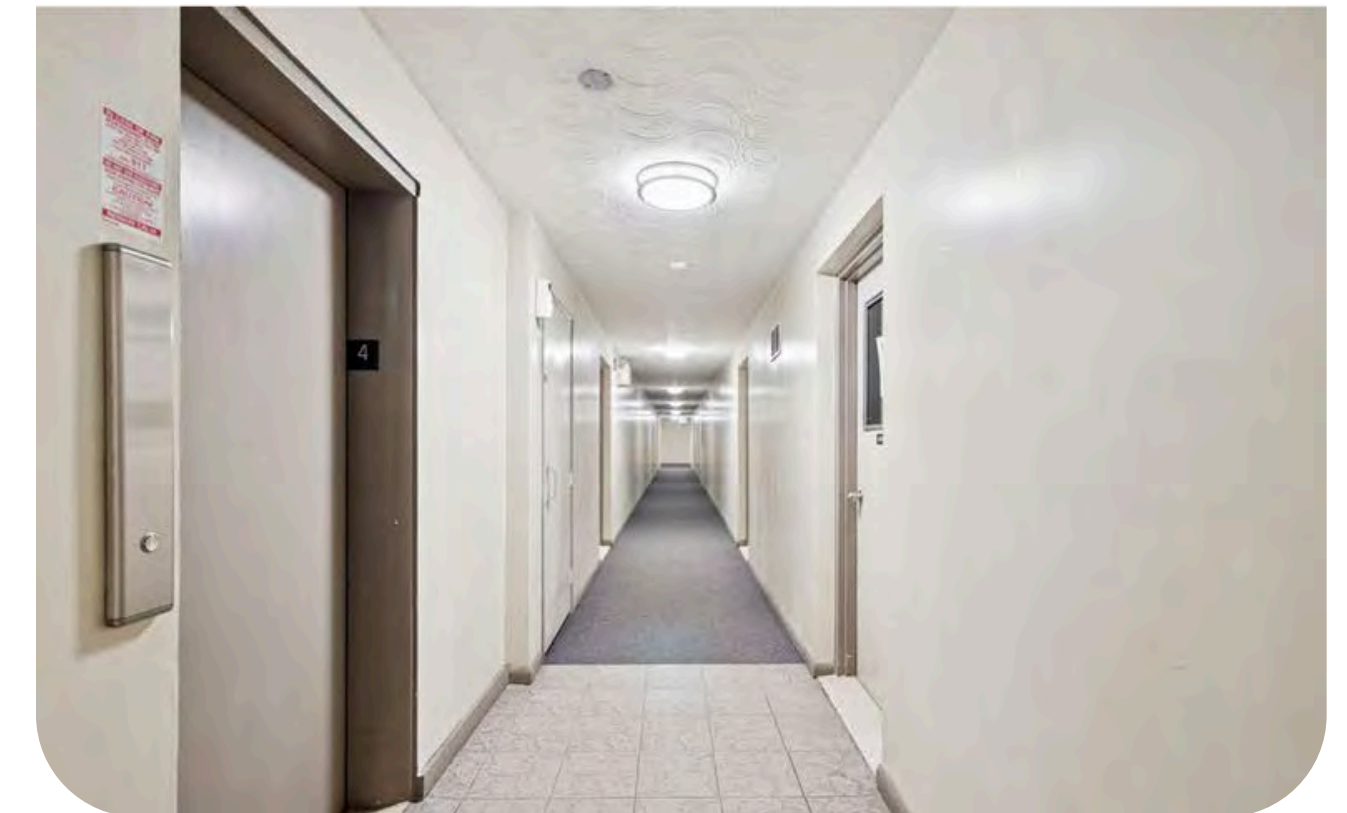
The property provides opportunities for long-term rent growth through turnover and selective suite modernization.

RECENT CAPITAL IMPROVEMENTS

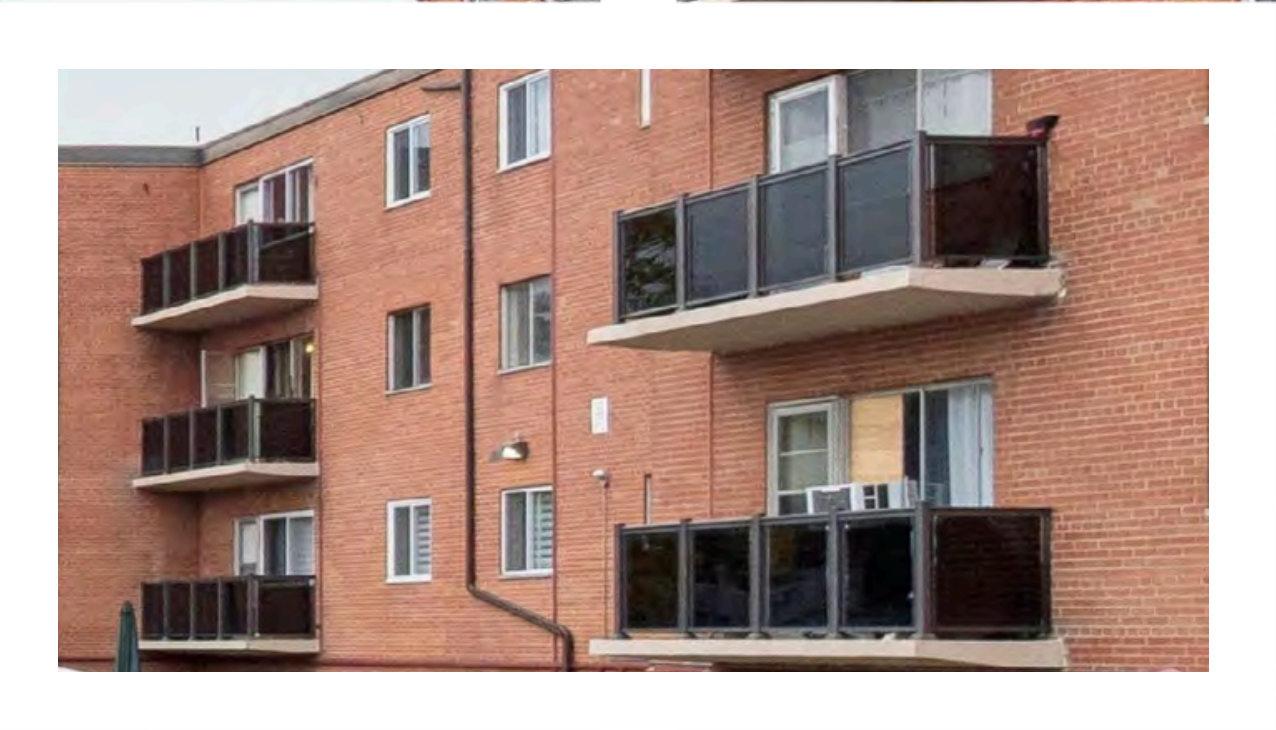
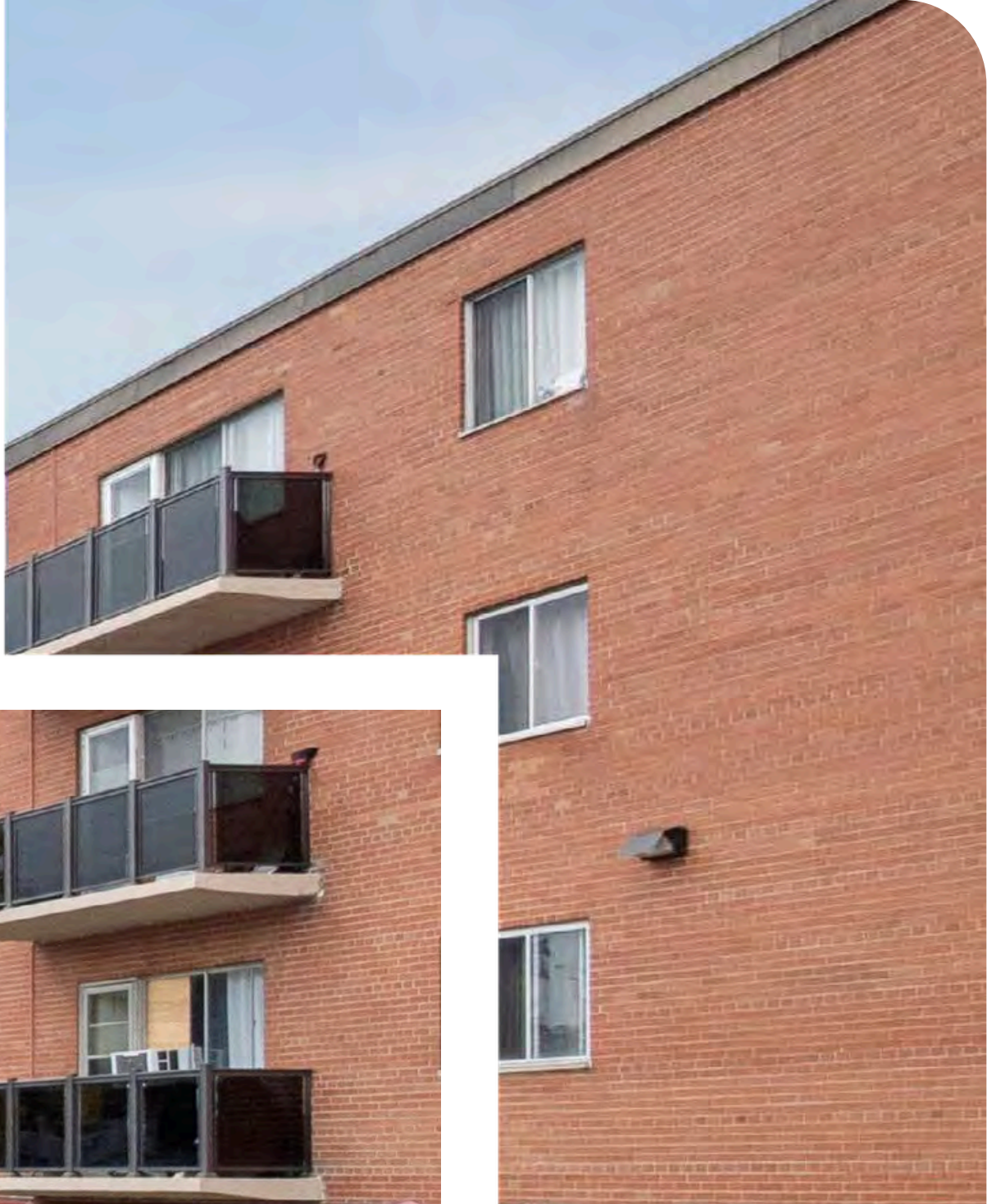
165 Colborne Avenue has benefited from a consistent program of capital upgrades, reflecting proactive ownership and ongoing reinvestment into the property's infrastructure and common areas. These improvements enhance long-term durability and tenant satisfaction.

Highlights Include:

- Elevator modernization completed in June 2017
- Security camera system installation in 2018
- Upgrade of balcony railings in September 2019
- Upgrade of iron railings in September 2020
- Repainting of parking lot lines and numbering in 2023
- Renovation of both laundry rooms in September 2024
- New flooring in the second-floor laundry room completed in July 2025
- New intercom system installed in April 2025
- Construction of new garbage pad in 2025
- Upgrade of concrete balcony pads in September 2024
- New 120 gallon hot water tank installed in February 2026



GALLERY



RICHMOND HILL'S MOST CONNECTED CORNER

Situated in one of Richmond Hill's most established and convenient neighbourhoods, **165 Colborne Avenue** enjoys a location that perfectly balances everyday convenience with a welcoming residential atmosphere.

The area offers easy access to major thoroughfares, including Yonge Street and Bayview Avenue, placing shops, cafes, groceries, and essential services just minutes from your door. Public transit is readily available, making commuting around Richmond Hill and to the surrounding GTA both simple and efficient.

The neighbourhood is also known for its abundance of green space. Nearby parks, walking trails, and community amenities create a peaceful environment ideal for outdoor activities and leisurely strolls. Families and professionals alike appreciate the area's close proximity to schools, recreational facilities, and family-friendly destinations.

With its blend of connectivity, comfort, and community, the location surrounding 165 Colborne Avenue offers an exceptional lifestyle in the heart of Richmond Hill.


 **617,547**
2025 Total Population

 **44**
Median Age

 **\$167,927**
Average Household Income

 **348,718**
Workforce Population

 **92%**
Employment Rate

 **639,641**
2030 Projected Total Population



AMENITIES

 **18+**
Cafes & Restaurants

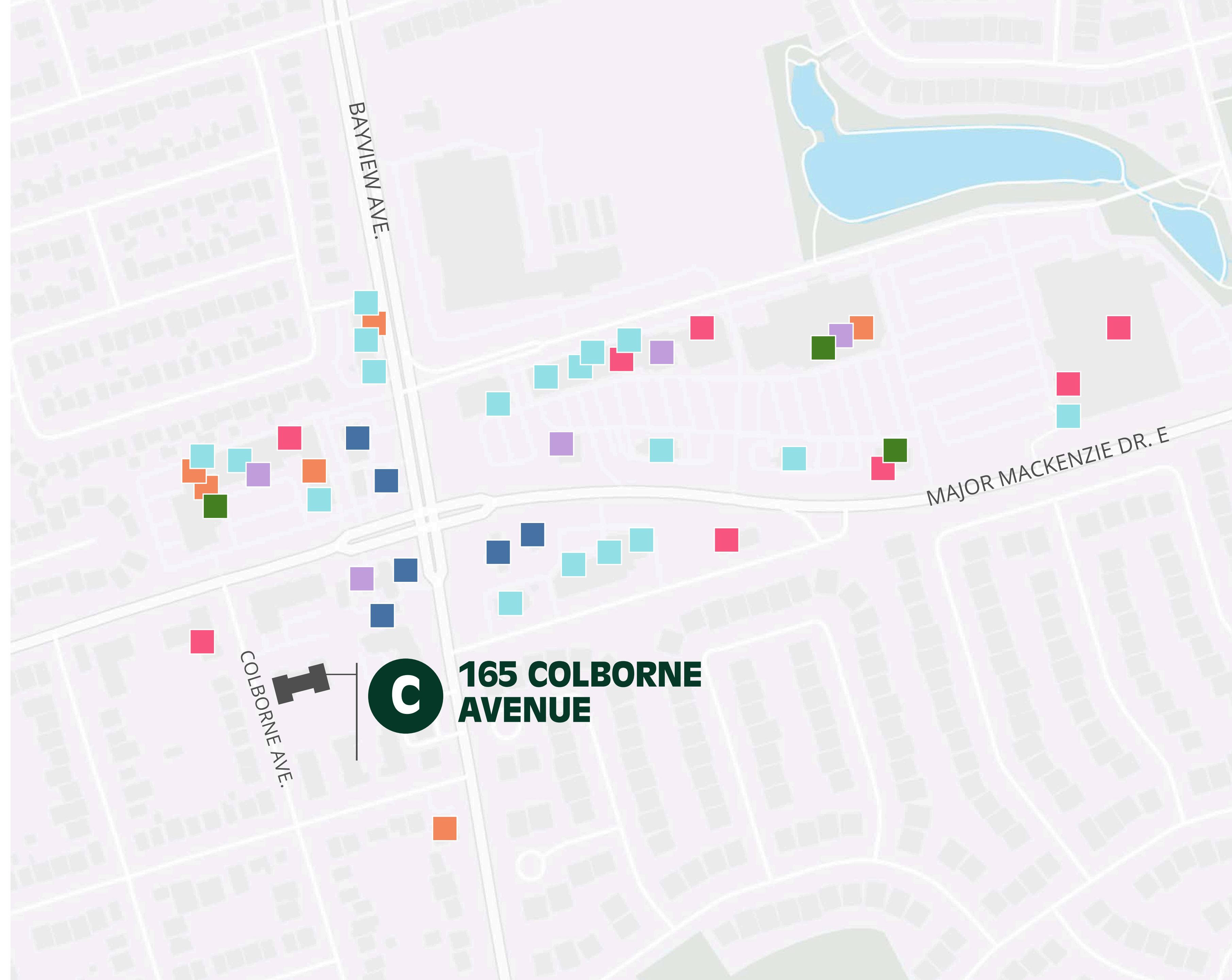
 **5+**
Banks

 **6+**
Gas Stations & Car Wash

 **6+**
Medical

 **8+**
Services

 **4+**
Shopping Centres & Grocery



RICHMOND HILL: NATURALLY THRIVING

Nestled just north of Toronto, Richmond Hill is a vibrant and highly sought-after community known for its exceptional quality of life, rich diversity, and welcoming suburban atmosphere.

The city offers a harmonious blend of urban convenience and natural beauty, with abundant parks, scenic trails, and recreational spaces that encourage an active, outdoor lifestyle. Richmond Hill is well served by reliable transit, including GO Transit, YRT, and Viva routes, making travel throughout the region smooth and efficient.

With quick access to major highways and a strong sense of community, Richmond Hill provides a comfortable, connected setting that continues to attract individuals and families looking for a place with both energy and ease.



85
Walk Score

Arts + Entertainment:

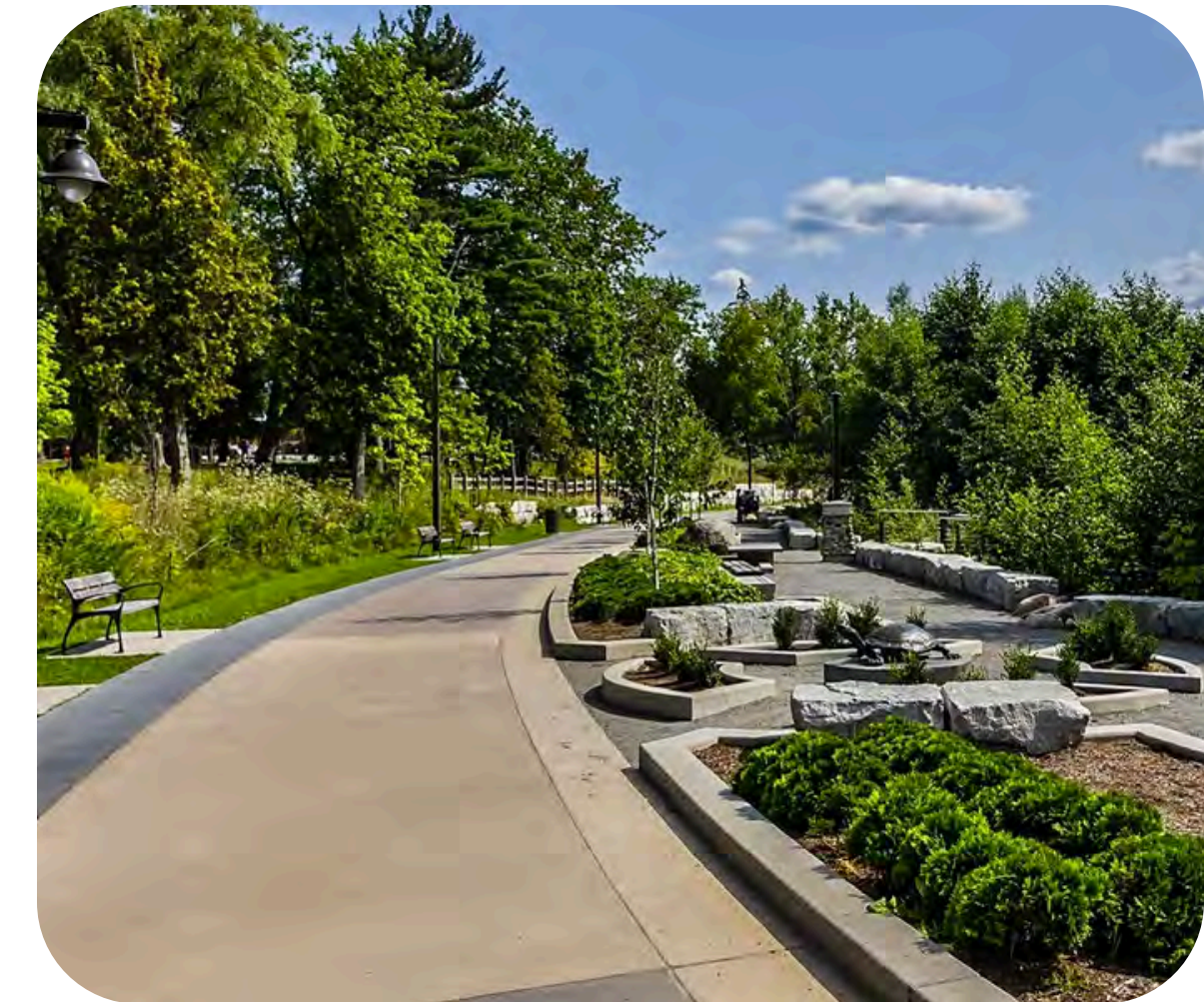
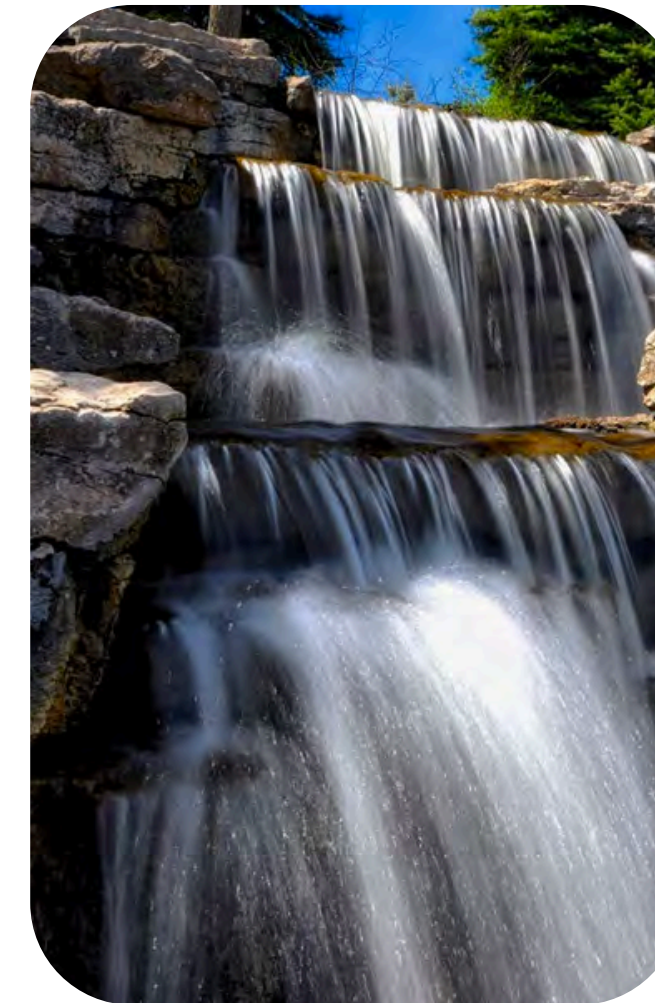
- Richmond Hill ArtWalk
- Richmond Hill Heritage Centre
- Richmond Hill Centre for Performing Arts
- Richmond Hill Sports Hall of Fame Exhibit

Festivals + Events:

- Ribfest
- Richmond Hill Winter Carnival
- Merry Marketplace
- Ad Astra Convention
- Persian Food Festival
- Concerts & Live Music at Mill Pond Park

Outdoors:

- Willow Grove Park
- Horner Park
- Richmond Green Sports Centre & Park
- Mill Pond Park
- David Dunlap Observatory Park



TRANSIT MAP

Transportation

Bus Stop	Drive Time	Distance
Major Mackenzie Dr / Colborne Ave - Route 004, 025	1 Min Walk	130 M
Bayview Av / Major Mackenzie Dr - Route 091, 091B, 391, 408	2 Min Walk	300 M

Transit/Subway	Drive Time	Distance
Finch Station - Southbound Platform - Route 1	18 Min	12.5 KM
Bayview Station - Eastbound Platform - Route 4	18 Min	12.6 KM
North York Centre Station - Southbound Platform - Route 1	20 Min	13.6 KM
Leslie Station - Eastbound Platform - Route 4	18 Min	18.6 KM
Bessarion Station - Eastbound Platform - Route 4	18 Min	18.7 KM

Commuter Rail	Drive Time	Distance	Highways	Drive Time	Distance
Richmond Hill Go Station	12 Min Walk	1.1 KM	HWY 404	5 Min	3 KM
Langstaff Go Station	9 Min	5.5 KM	HWY 407	12 Min	KM
Maple Go Station Rail	12 Min	7.9 KM	Airports		
Rutherford Go Station	14 Min	9.5 KM	Billy Bishop	35 Min	37.2 KM
Gormley Go Station	13 Min	11.3 KM	Toronto Pearson International Airport	43 Min	41.3 KM

Education

Colleges & Universities	Drive Time	Distance
York University	25 Min	25.1 KM
Humber College, North Campus	27 Min	28.3 KM
University of St. Michael's	31 Min	32 KM





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Richmond Hill, ON



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