

FOR SALE

340

RICHMOND  
STREET WEST  
TORONTO

*Heritage Office Building in the Heart  
of Toronto's Entertainment District*



Colliers

# 340

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*340 Richmond Street West* is a unique 3-storey heritage office building which is emblematic of the area's historical transition from an industrial hub to a modern mixed-use community.

Nestled in the heart of Toronto's Entertainment District, it is in close walking distance to 3 subway stations including Osgoode, St. Andrew and Union Station. 340 Richmond is situated in an amenity rich area that is home to trendy cafes, upscale restaurants, and multiple entertainment venues such as the Queen West District, Scotiabank Theatre, TIFF LightBox, and Royal Alexandra Theatre.

340 Richmond offers an unique opportunity to acquire 9,958 SF over 3 floors, in a thriving entertainment and business district of Downtown Toronto.





## PROPERTY DETAILS

ADDRESS	340 Richmond Street West, Toronto
LOCATION	Richmond Street West / Peter Street
PROPERTY TYPE	Heritage Office Space
AVAILABILITY	November 2024
FLOORS	3 floors, plus functional lower level
3RD FLOOR	2,422 SF
2ND FLOOR	2,422 SF
GROUND FLOOR	2,422 SF
LOWER LEVEL	2,422 SF
GROSS AREA	9,958 SF
ROOF PATIO	270 SF
LOT SIZE	2,519 SF
ZONING	Commercial Residential Employment
PERMITTED USES	Includes but not limited to Office, Education, Medical Office, Residential
OPERATING COSTS	\$98,542 (2025) \$9.90 PSF - includes property tax, repairs, maintenance, utilities, insurance, cleaning
ASKING PRICE	\$6,500,000

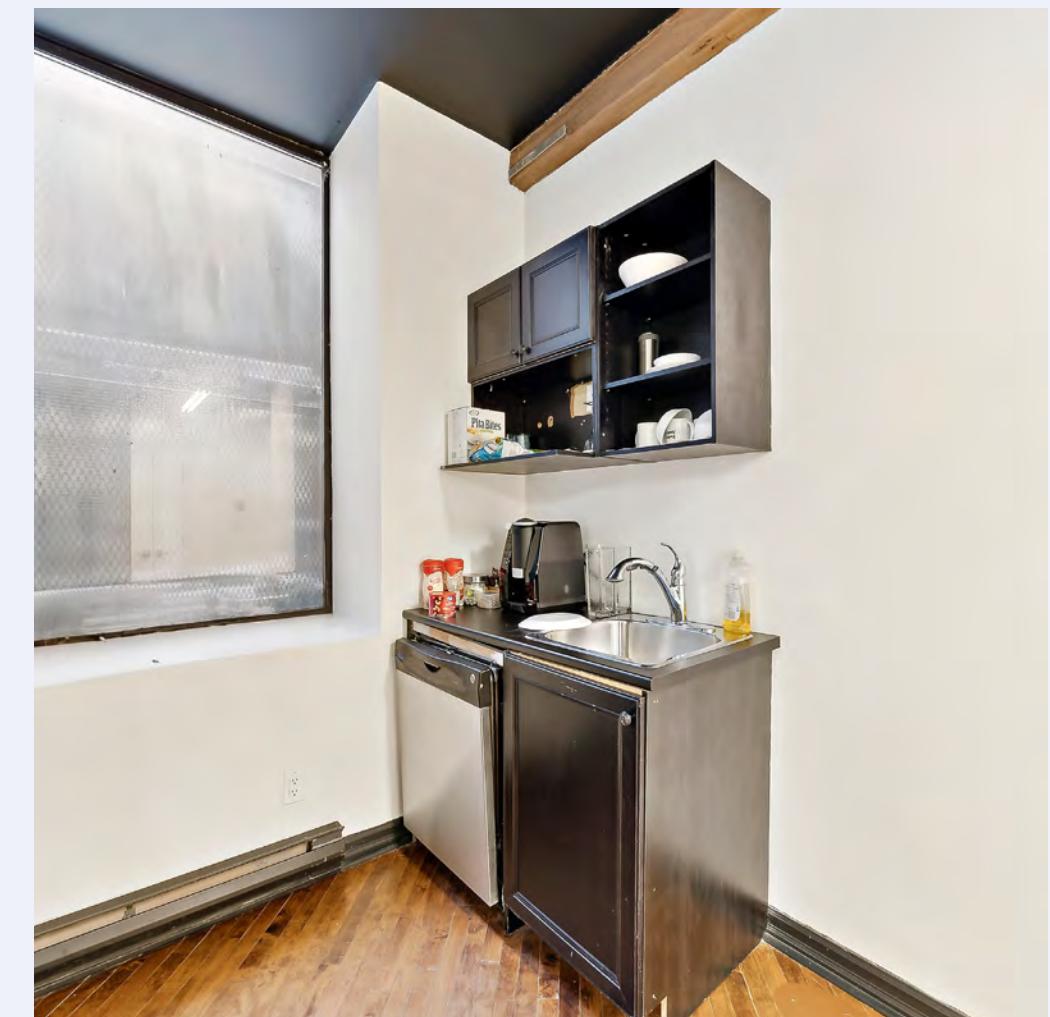
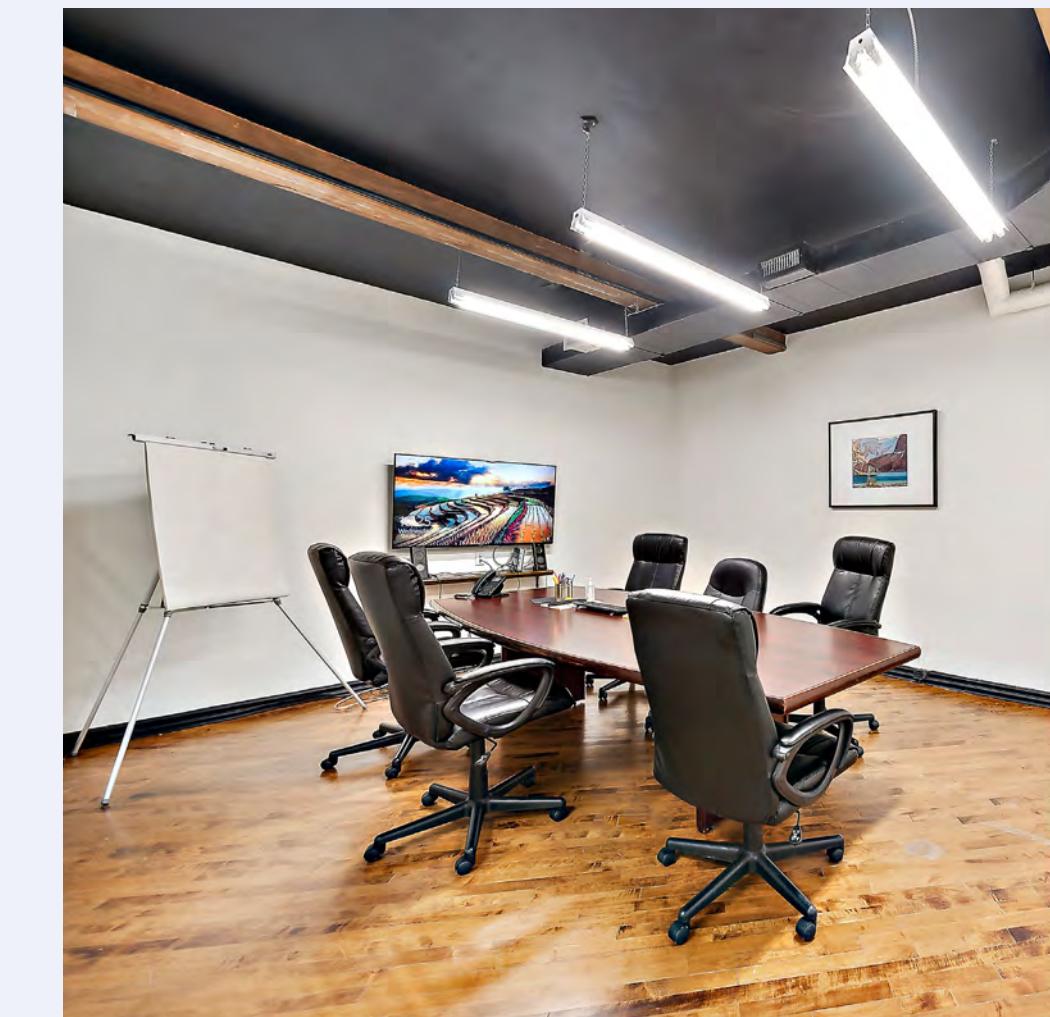
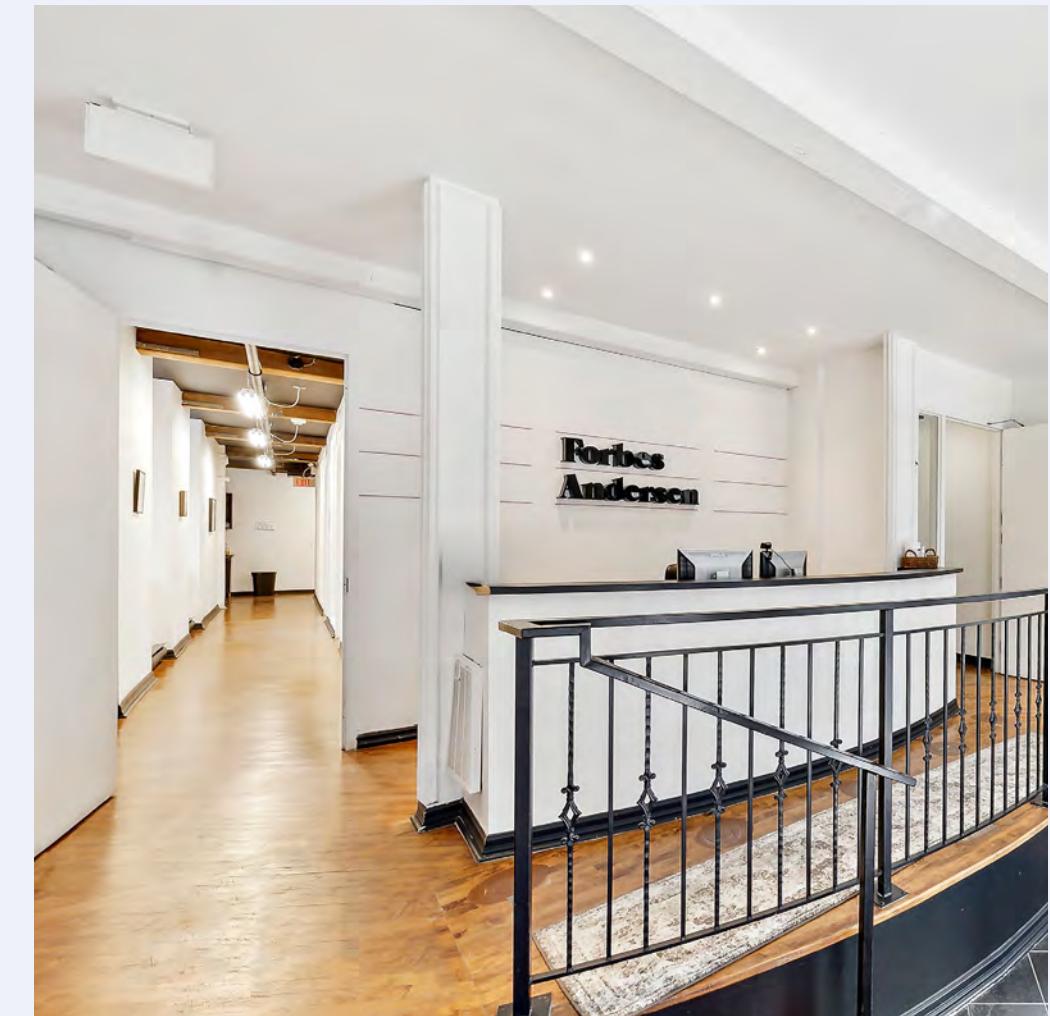
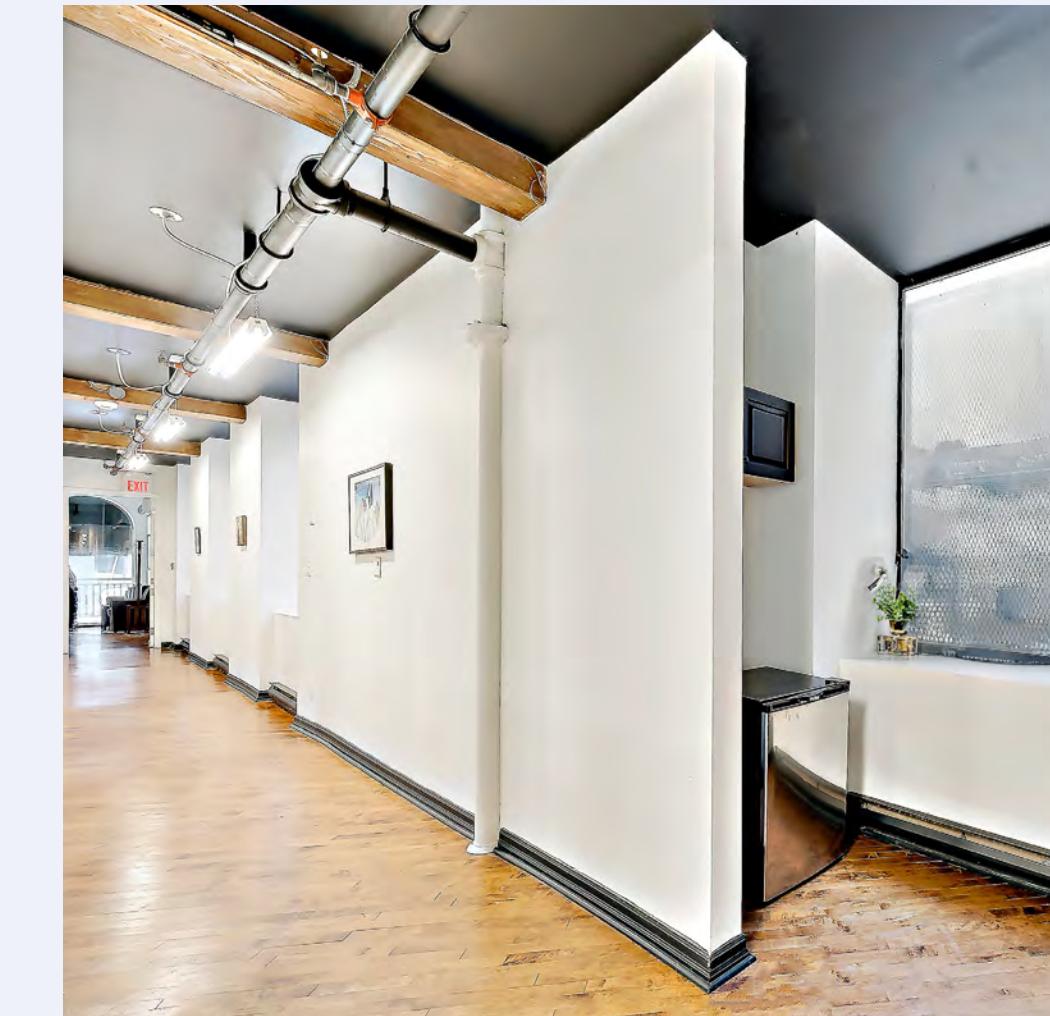
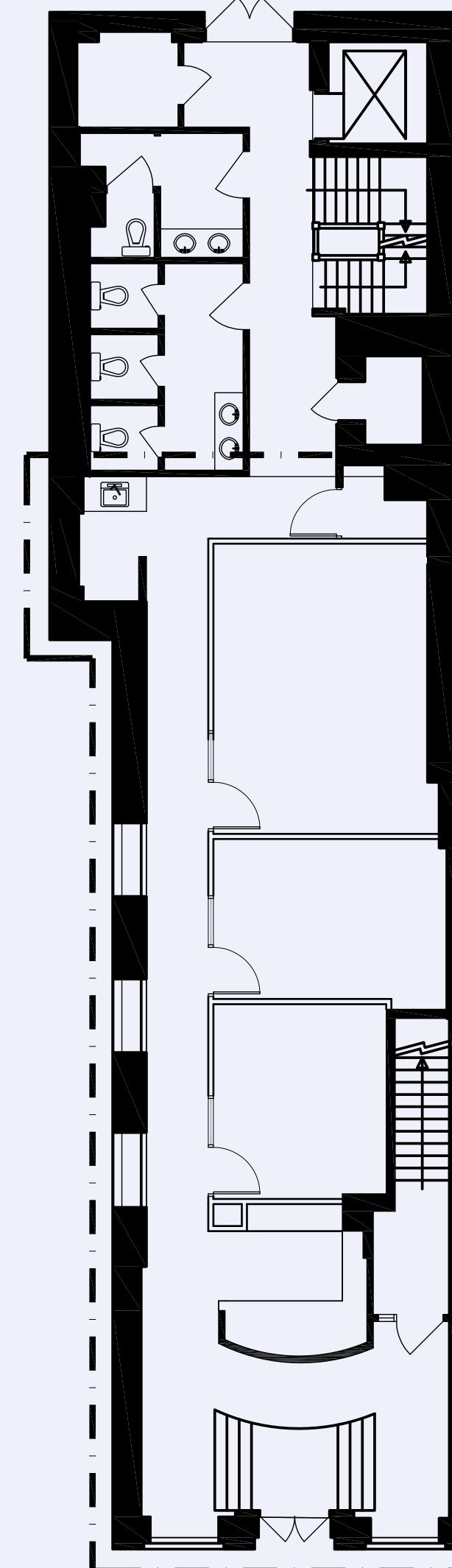
## PROPERTY HIGHLIGHTS

- + Unique office user purchase opportunity
- + Ability to occupy the entire building or occupy a portion and lease the balance
- + High quality existing improvements
- + Mix of private offices, open areas, meeting rooms, washrooms, kitchen
- + Potential for some furniture inclusions
- + Fully functional lower level
- + Zoned for 6 floors
- + 17-minute walk to Union Station, 11-minute walk to St. Andrew subway station, 8-minute walk to Osgoode subway station



## FLOOR PLANS

*Ground Floor - 2,422 SF*



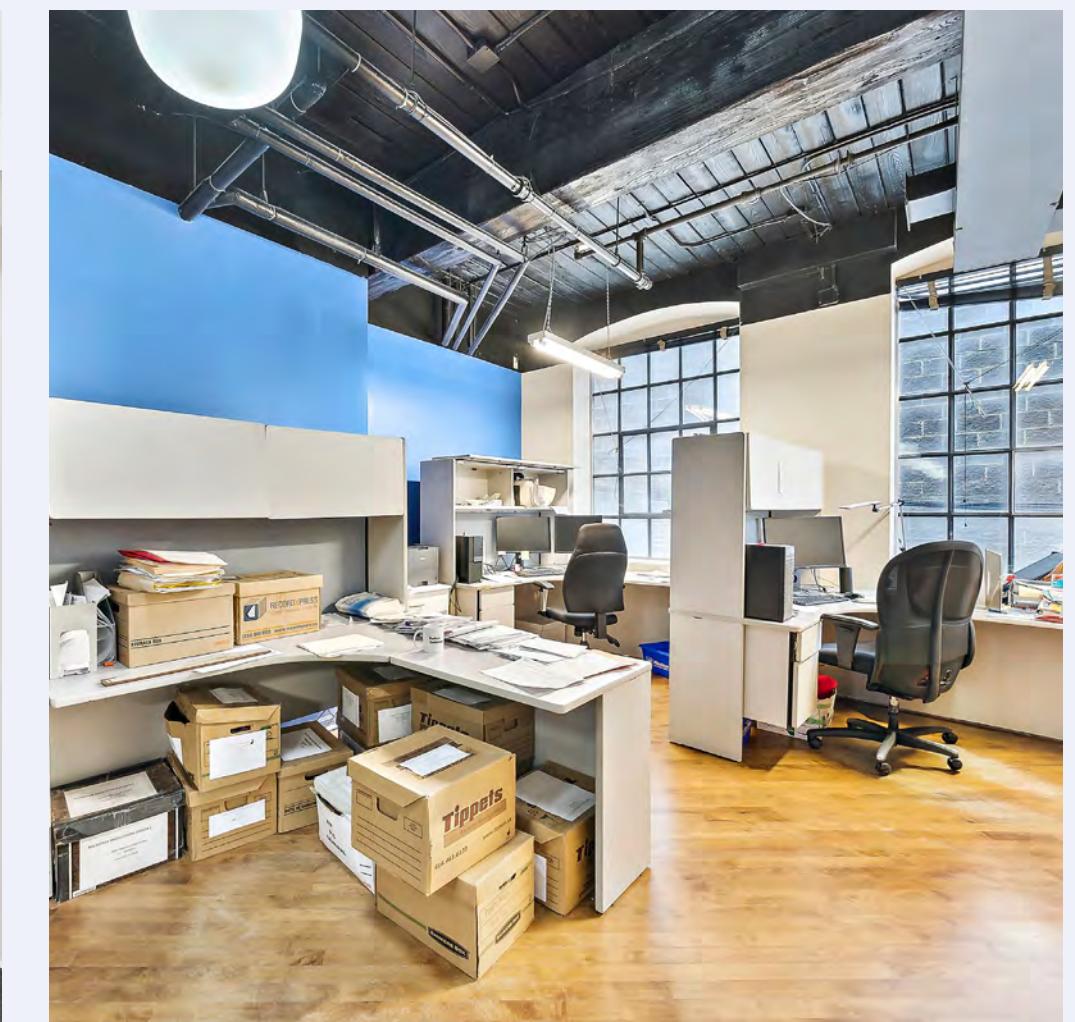
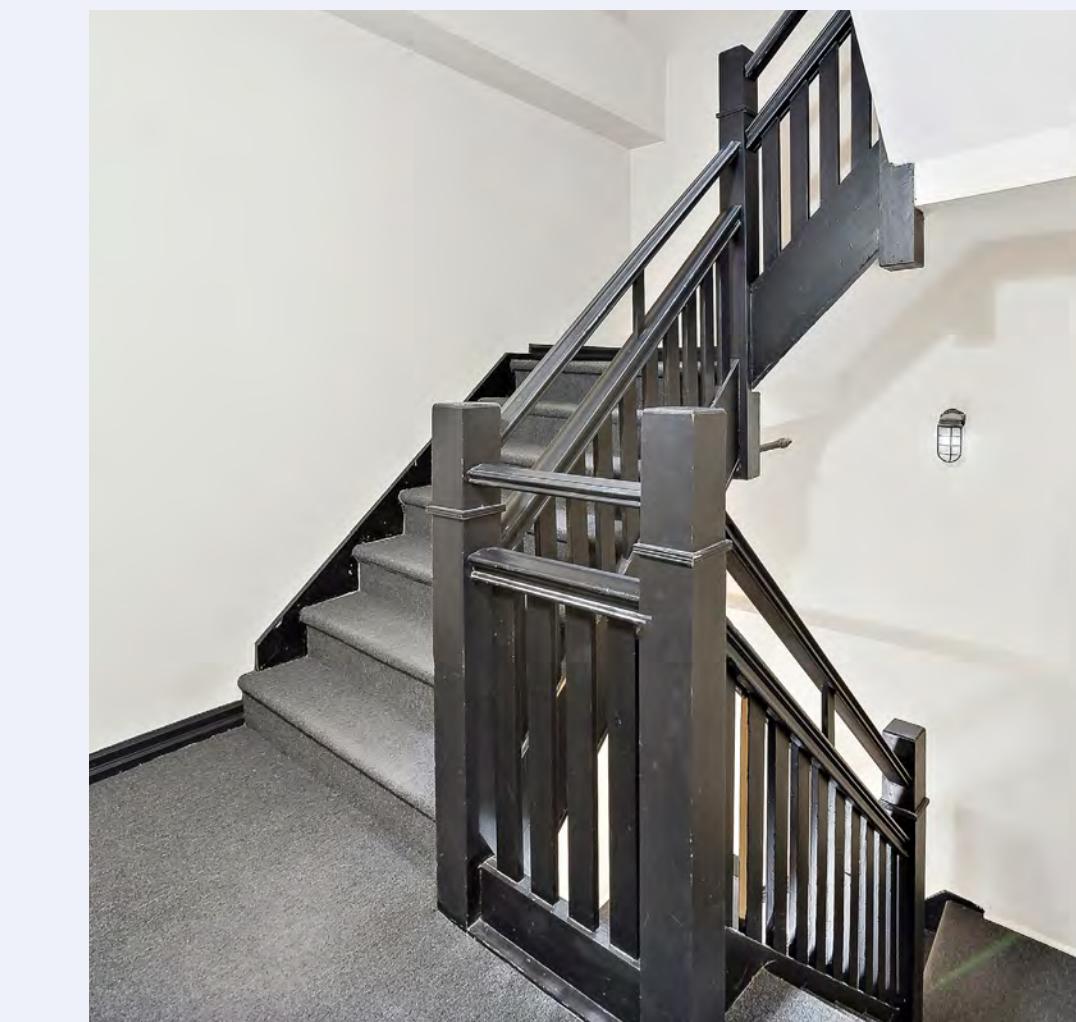
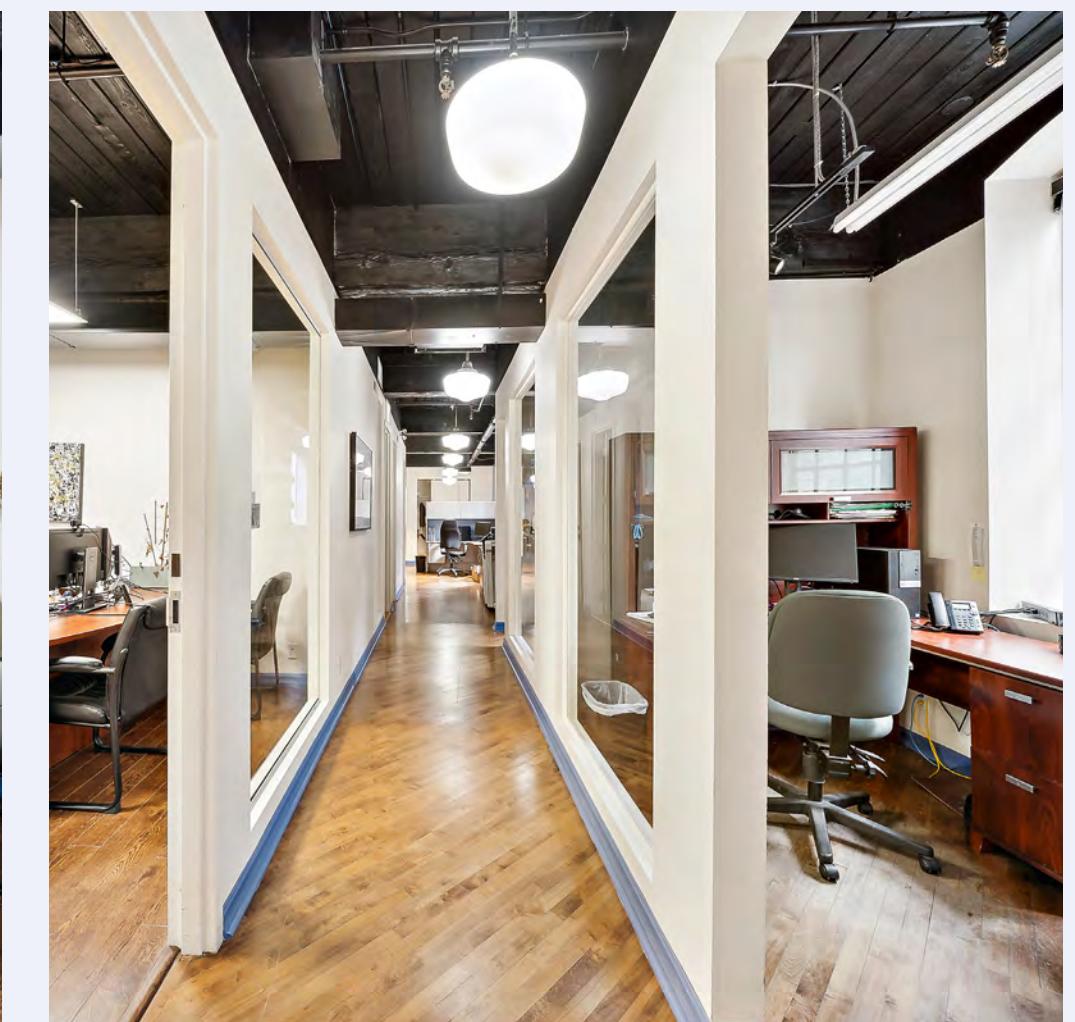
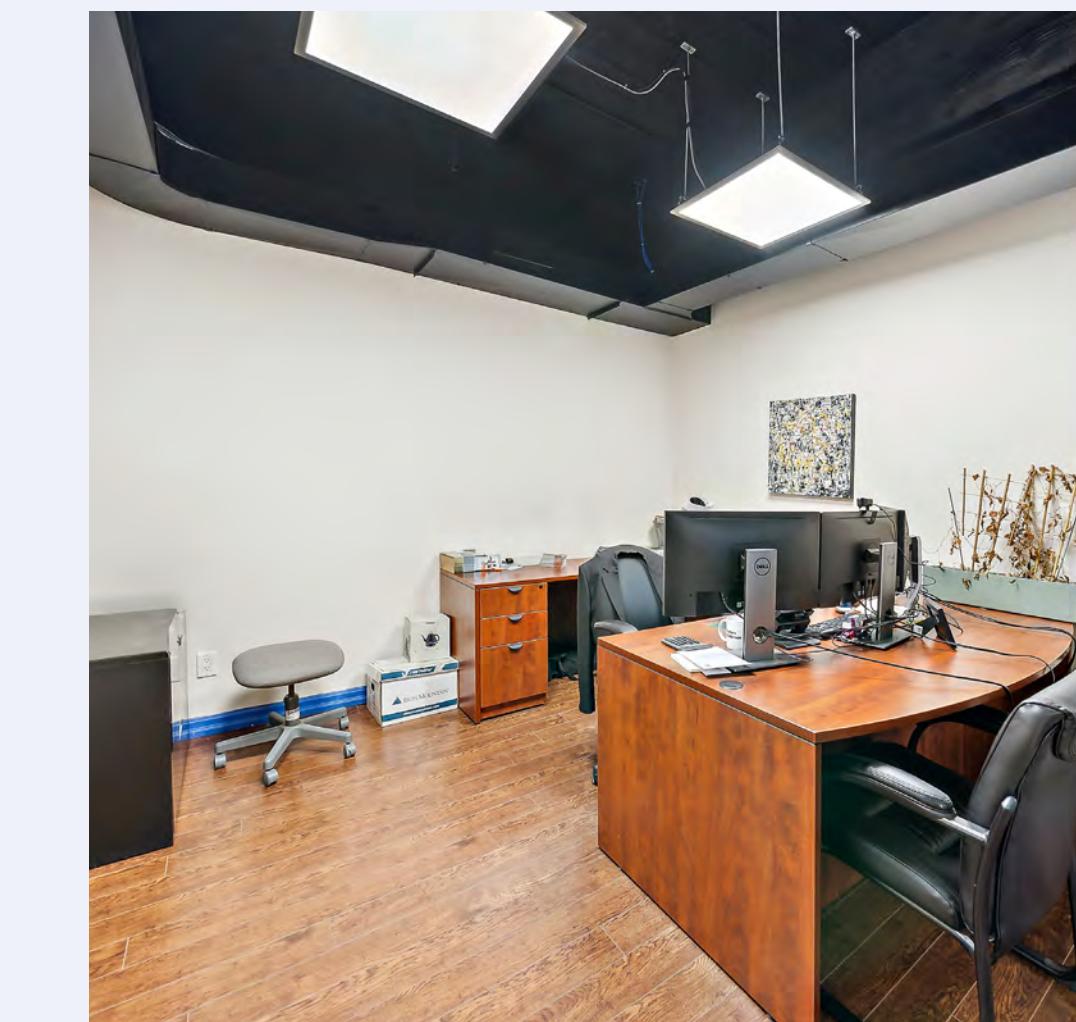
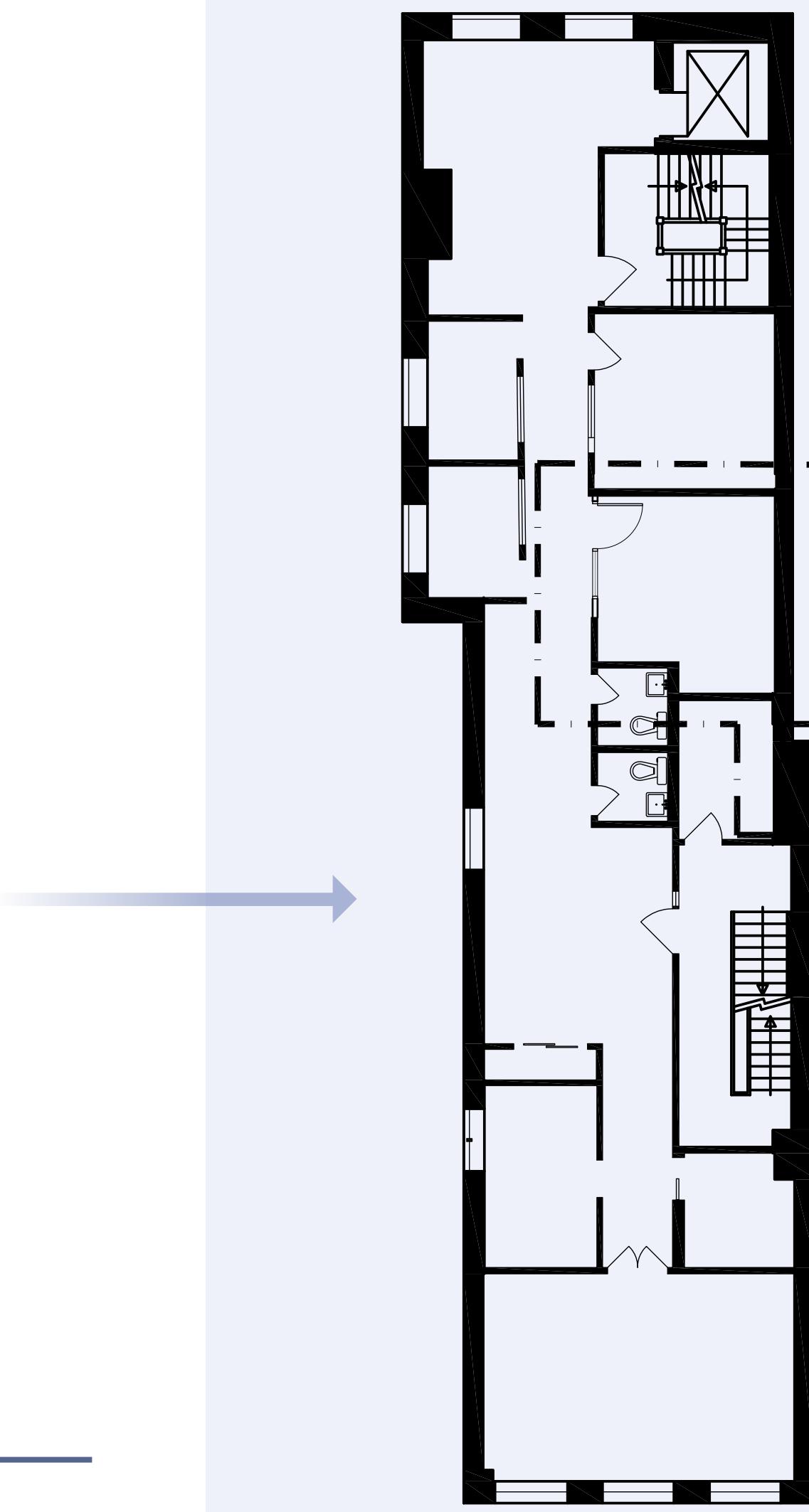
*Click here to view Virtual Tour*



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## FLOOR PLANS

2nd Floor - 2,422 SF



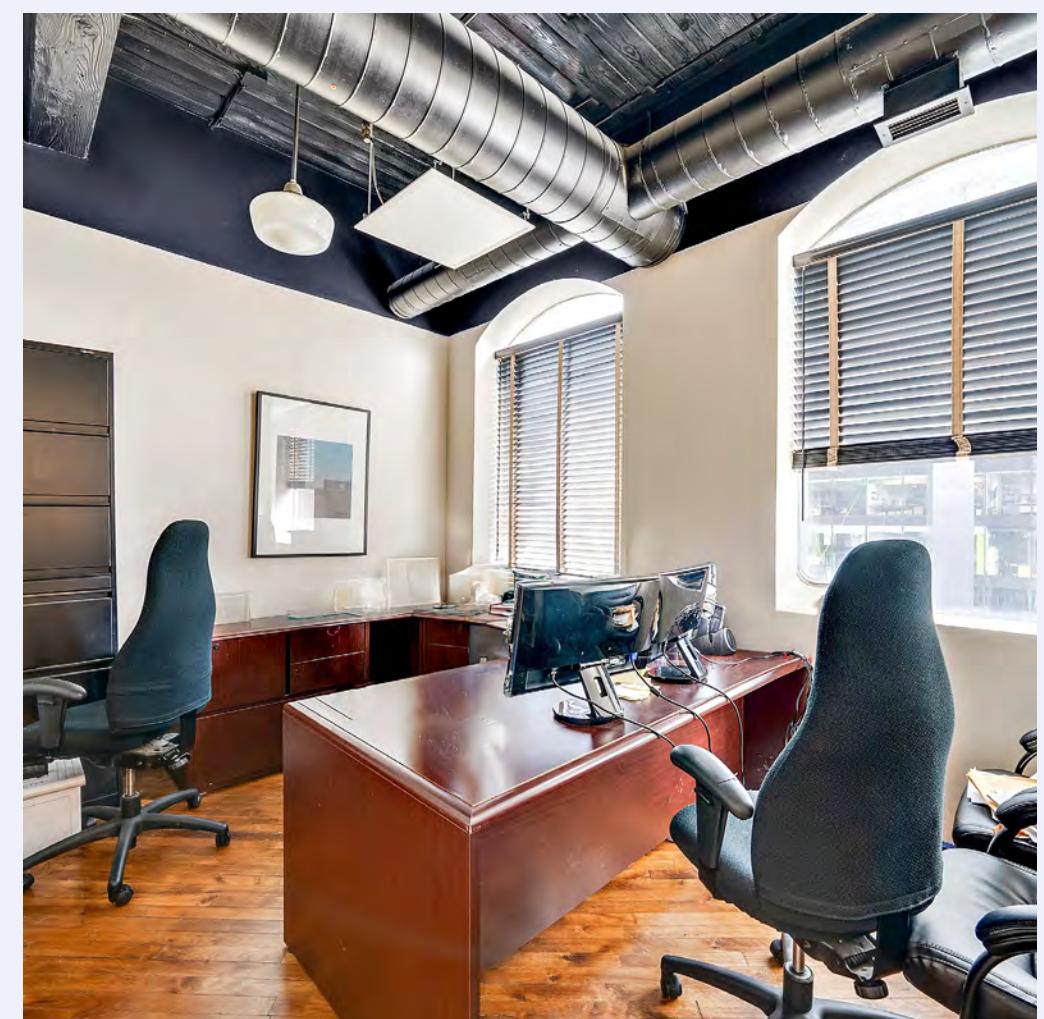
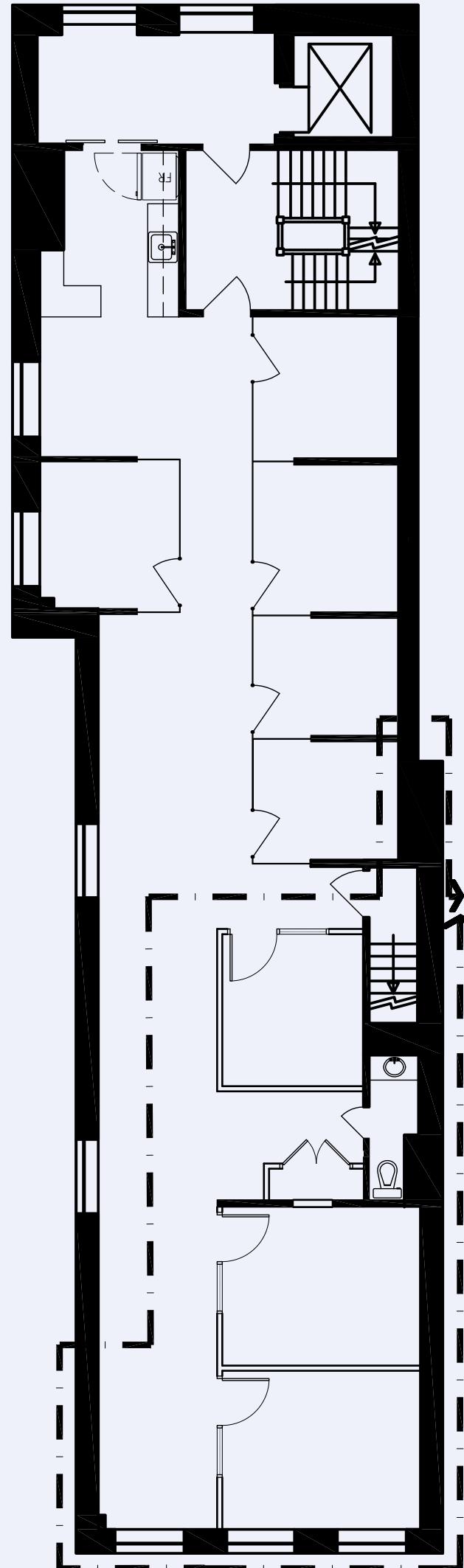
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## FLOOR PLANS

3rd Floor - 2,422 SF



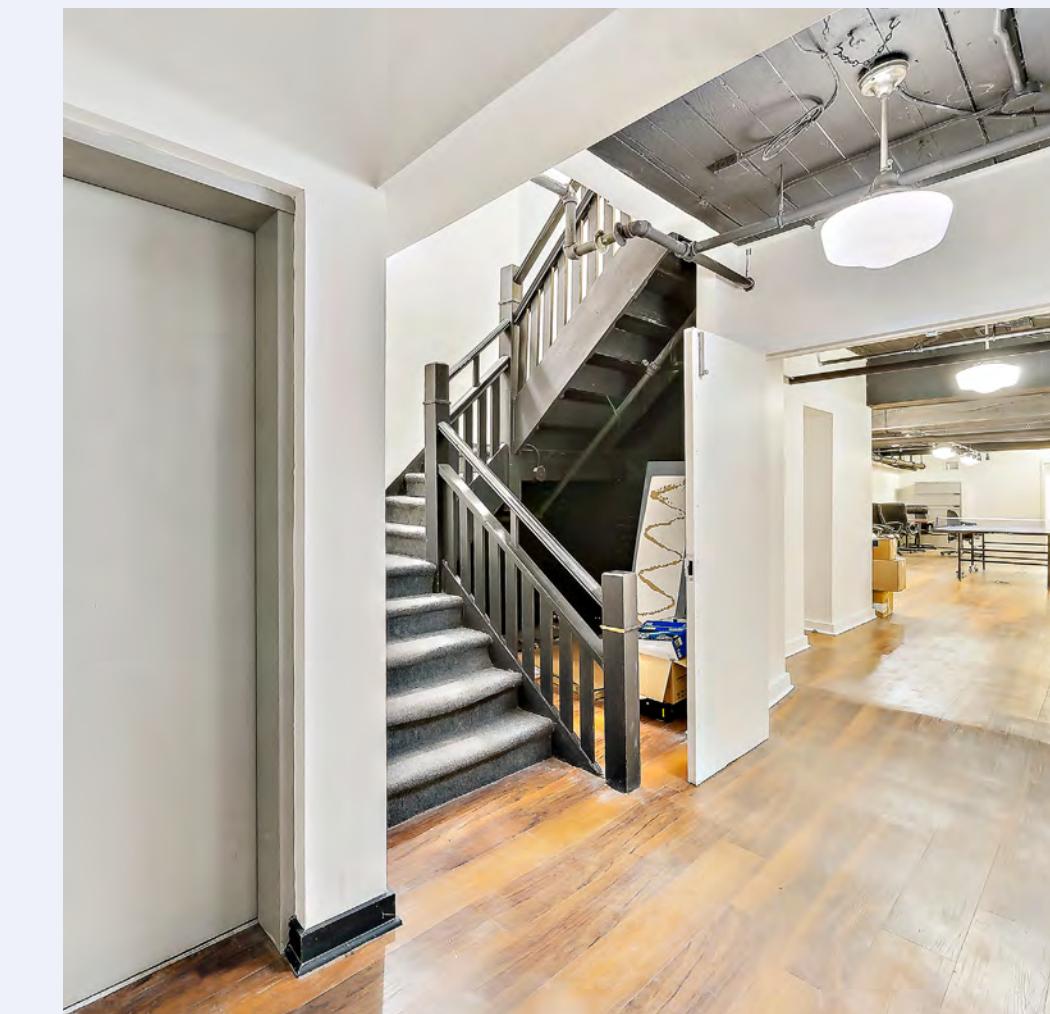
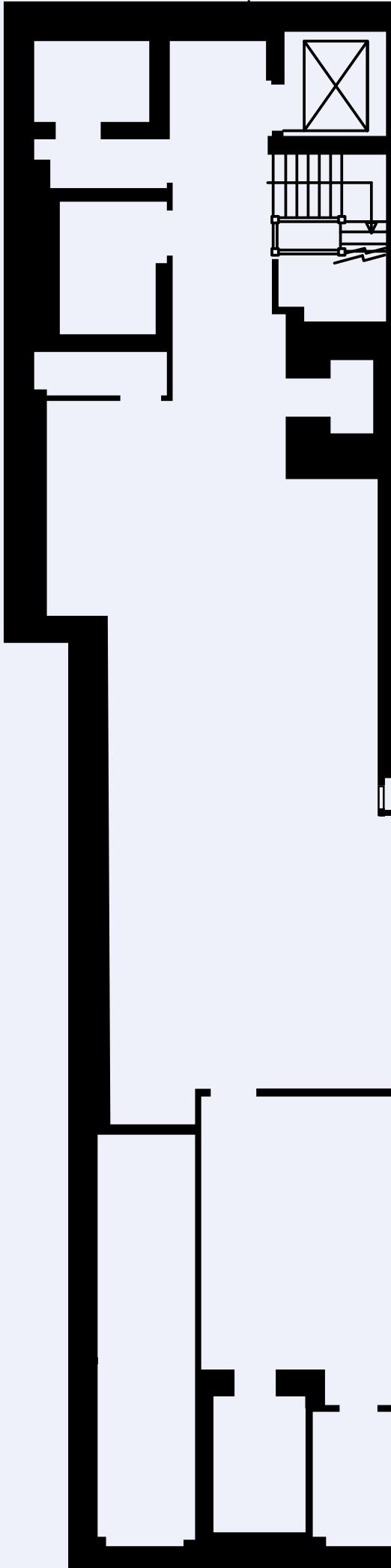
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## FLOOR PLANS

*Lower Level - 2,422 SF*



*Click here to view Virtual Tour*



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## LOCATION

### Limitless Connections at Your Doorstep

340 Richmond Street West provides unparalleled access to Toronto's major transit arterials including three subway stations and numerous streetcar stops along King St, Queen St and Spadina Ave.

#### Walk Times

UNION GO STATION 17 Mins

ST. ANDREW STATION 11 Mins

ROGERS CENTRE 11 Mins

OSGOODE STATION 8 Mins



100

Walk Score



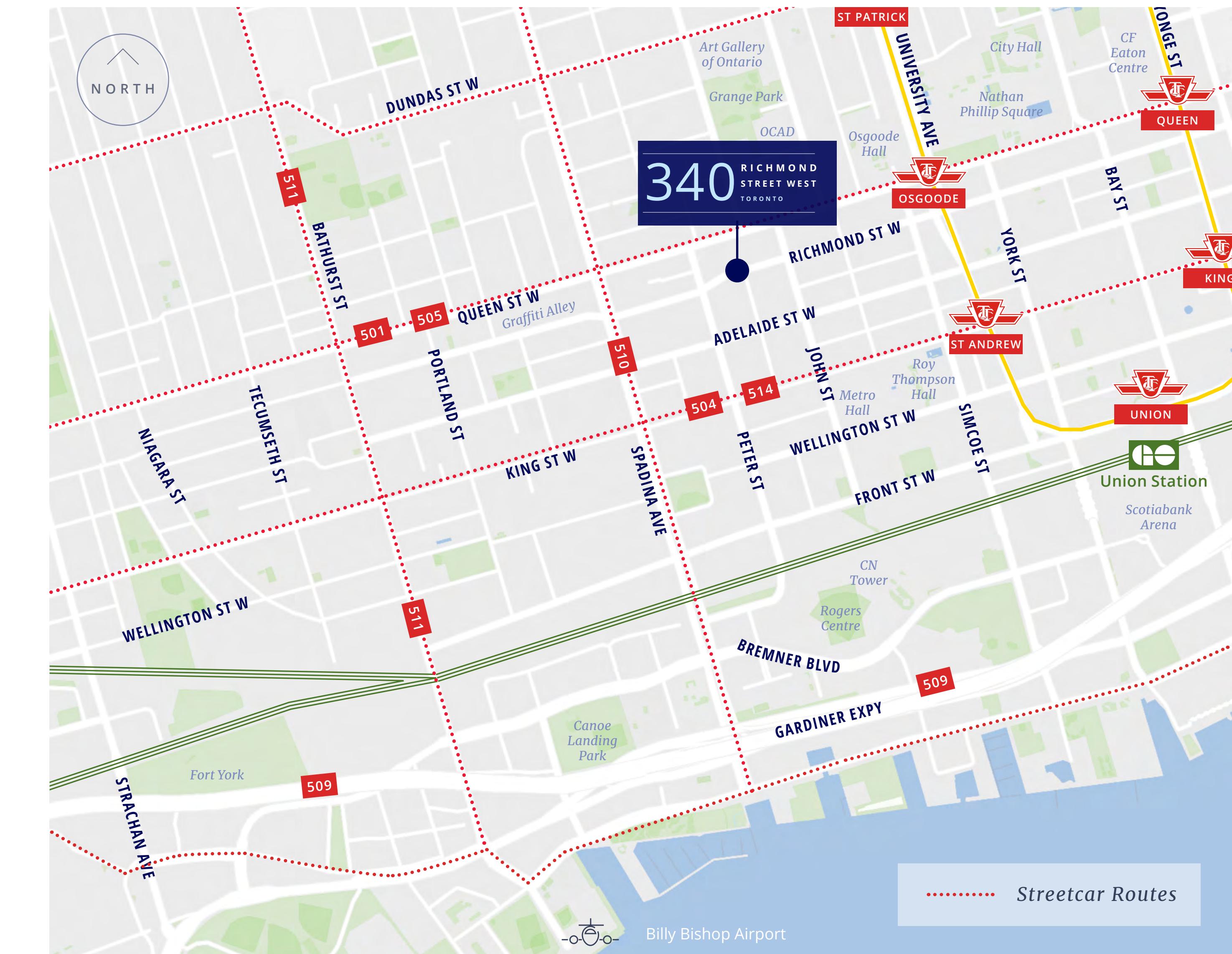
100

Transit Score



100

Bike Score



## AMENITIES

Convenient Access to Endless Amenities

### RESTAURANTS

1. Bar Hop Brewco
2. Ricarda's
3. Fusaro's Italian Kitchen
4. The Haam (Sushi & Taco)
5. MARKED
6. Peter Pan Bistro
7. The Fifth Social Club
8. The Friar: A Firkin Pub
9. Shah's Halal Food
10. Ikkousha Ramen
11. Chick-fil-A
12. Bar Hop Brewco
13. One Eyed Jack
14. RendezViews
15. PLANTA Queen
16. Naan Kabob
17. Chipotle Mexican Grill
18. Rivoli Toronto
19. Basil Box
20. Aloette Restaurant
21. Holy Cow steakhouse
22. Starbucks

### GROCERY

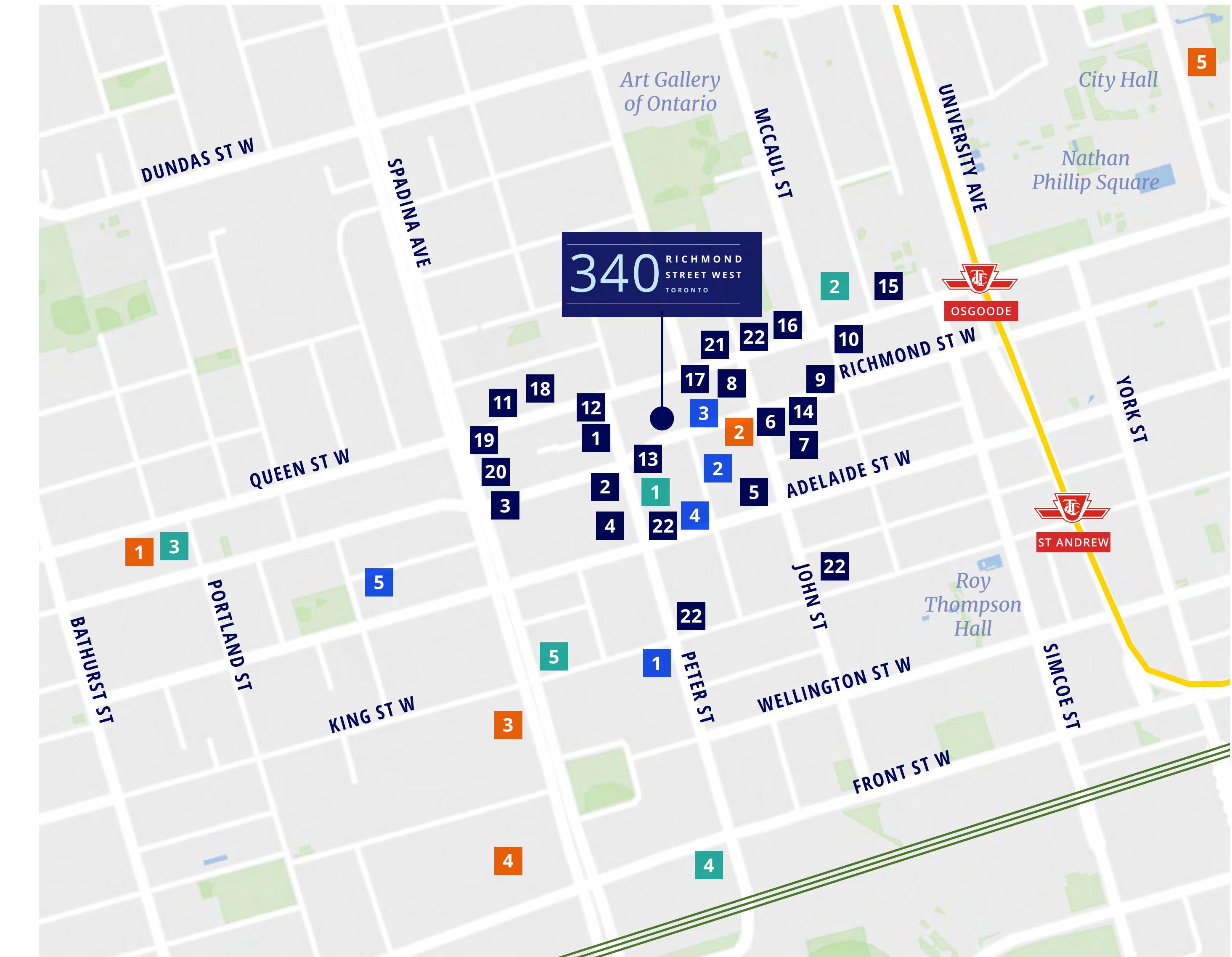
1. Mike's Independent City Market
2. St Patricks Mini Mart
3. Loblaws Queen Street
4. Rabba Fine Foods
5. Fresh & Wild Food Market

### SHOPPING

1. Winners
2. Michaels
3. HomeSense
4. The Well
5. CF Toronto Eaton Centre

### FITNESS

1. Fit Factory Downtown
2. GoodLife Fitness Toronto
3. Barry's Richmond
4. Fit Squad Training
5. Studio Fitness



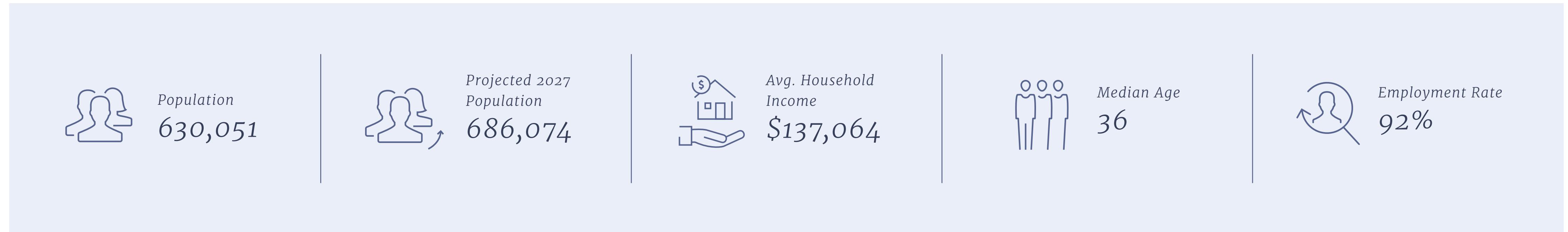
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## INVESTMENT HIGHLIGHTS

Located in the heart of Toronto, 340 Richmond Street West benefits from a booming labour pool with an 92% (2022) employment rate within a 5km radius.

2022 Results (5KM Radius)



This area attracts a diverse group of individuals working in various industries such as finance, technology, healthcare, and education. The property gains from its limitless access to local transportation and an abundance of restaurants, cafes, shopping centres, and other lifestyle amenities within proximity, tenants are well-supported with their daily needs.

## OFFERING PROCESS

The Vendor has retained Colliers International (the "Advisor") on an exclusive basis to offer for sale 340 Richmond Street West, Toronto (the "Property"). The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser's choice of forms to Colliers International at anytime. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

### Site Visits

Property tours can be coordinated on a case by case scenario. Please coordinate with listing team.

### Sale Conditions

The Property and all fixtures, chattels and equipment included are to be Purchased on an "as is, where is" basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

### Due Diligence

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

### Deposits

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser's Conditions.

### Obligations of the Vendor

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

### Disclaimer

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrespective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any

errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation.

No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.

[Click to view Confidentiality Agreements:](#)



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