
OPPORTUNITY

FOR SALE



224 Richmond Street West

**AN ELEGANTLY APPOINTED COMMERCIAL OFFICE
BUILDING STRATEGICALLY LOCATED TWO BLOCKS WEST
OF UNIVERSITY AVENUE
IN THE HEART OF THE ENTERTAINMENT DISTRICT AND
FINANCIAL CORE OF "DOWNTOWN WEST"**

- ✦ **RENOVATED THROUGHOUT.**
- ✦ **STEPS TO THE UNIVERSITY SUBWAY.**
- ✦ **HIGH PROFILE OWNER/USER OPPORTUNITY.**
- ✦ **LONG TERM RE-DEVELOPMENT POTENTIAL.**

K.P. GILLEN & CO., REALTY LTD., Realtor

40 Scollard Street, Suite 200

Toronto, Ontario, M5R 3S1

(416) 964-9441

LOCATION:

224 Richmond Street West is located on the north side of Richmond Street West, between John and Duncan Streets. It is two blocks west of University Avenue and three blocks to the University/King subway station. The subject is located amidst major commercial office buildings, luxury residential condominiums and world-class hotels.

SITE:

| | |
|------------|------------------|
| Frontage: | 39.79 Feet |
| Depth: | 100.00 Feet |
| Site Area: | 3979 Square Feet |

ZONING:

R A (Reinvestment Area) MAX. HEIGHT 75 FEET

IMPROVEMENTS:

G.F.A. – Approximately 12,000 square feet over 3 levels.

HISTORY:

Originally a two storey with raised basement industrial building. The property was most recently purchased in 1996 and was renovated to its present condition. Improvements include all H.V.A.C., wiring, the window systems and quality interior finishes throughout. More recently, the exterior façade has been replaced.

NOTES:**1999 REALTY TAXES: \$51,702.00**

Current Value Assessment - \$ 576,000

Legal Description:

Plan 155 Lot 41 Part Lots 40 and 42

Possession: 120 days or to be arranged

FINANCING:

Treat as clear.

ASKING PRICE:

\$2,400,000.00 CDN

AGENT:

**Kevin Gillen,
Broker, President**

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*The information detailed herein has been provided by the vendor and is deemed to be correct.
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