

TORONTO

COMMERCIAL OPPORTUNITY

IN THE

FASHION

DISTRICT

THE WOODSWORTH CONDOS
452 RICHMOND STREET WEST
TORONTO, ONTARIO

STAN VYRIOTES, Broker
stan@dwsv.ca • 416.738.5908

DAVID WEDEMIRE, Sales Representative
david@dwsv.ca • 416.885.3153

VANESSA LYNCH, Sales Representative
vanessa@dwsv.ca • 416.347.3812



BUILDING DETAILS

Prime commercial space available at Richmond and Spadina within a brand new mixed-use development, 18 stories high and 135 boutique units nestled in the King West district. Surrounded by restaurants, bars, shopping, great amenities and a short walk to the business district and University of Toronto. With soaring 20ft ceiling heights, this space is ideally suited for a high profile restaurant, boutique luxury goods, health and beauty services or other bespoke uses.

Square footage

Main Floor: 1,510 SF
Lower Level: 2,580 SF
Total Area: 4,090 SF

Patio Option

TBC

Available

Q4 2021

Ceiling Height

Ground Level: 20 SF
Basement Level: 17 SF

Base Rent

Contact Listing Agent

CAM/Taxes

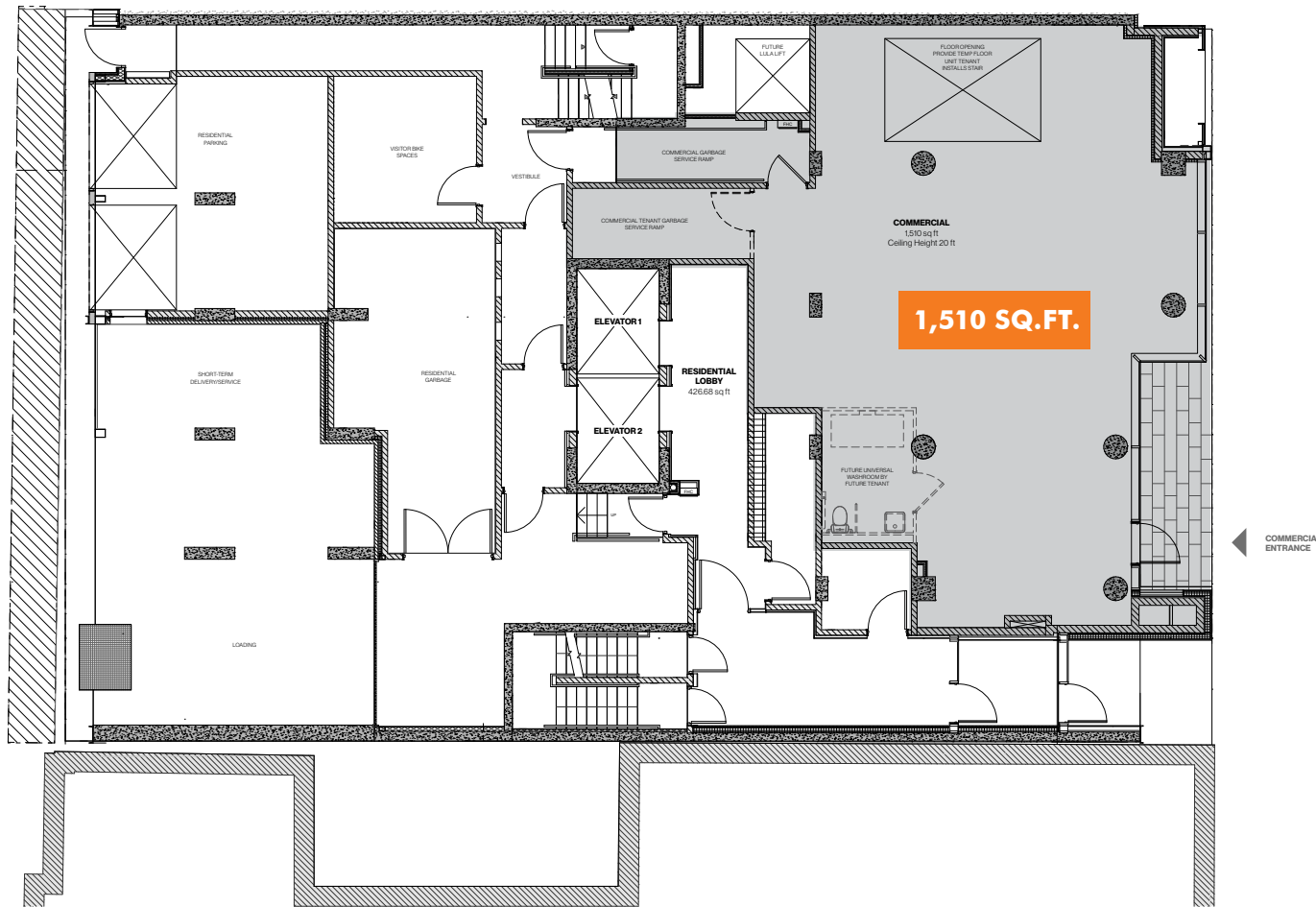
Contact Listing Agent



APPROXIMATELY 4,090 SQ.FT.
OPTION FOR PATIO

THE SPACE

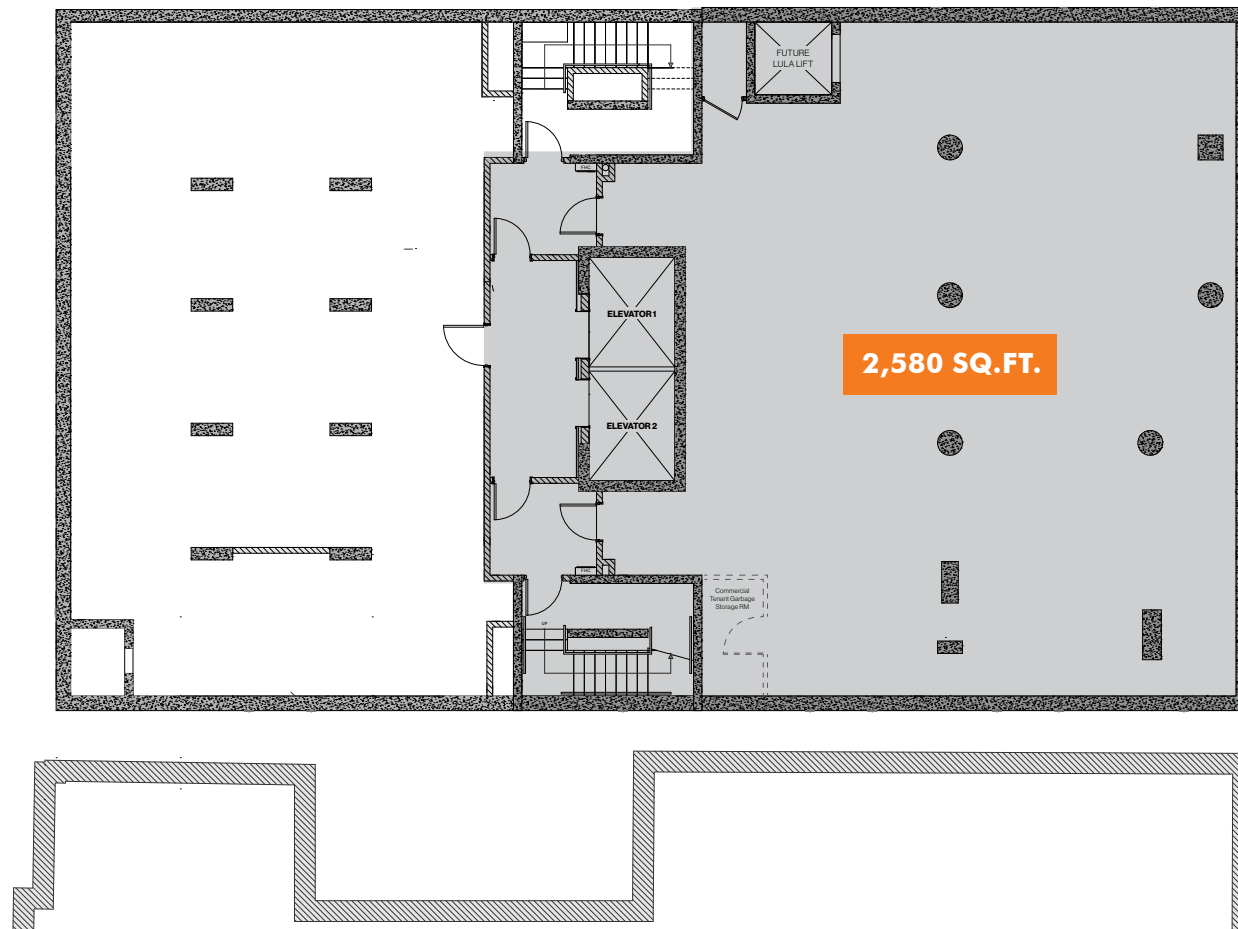
GROUND LEVEL



THE SPACE

APPROXIMATELY 4,090 SQ.FT.
OPTION FOR PATIO

LOWER LEVEL



RICHMOND STREET WEST FASHION DISTRICT



TORONTO
COMMERCIAL OPPORTUNITY
IN THE FASHION DISTRICT

RICHMOND STREET WEST FASHION DISTRICT

452 RICHMOND STREET WEST

6



THE LOCATION

NORTHWEST SIDE OF SPADINA AVENUE ON RICHMOND STREET WEST



452 Richmond Street West is a new development in the heart of Toronto. Located at Richmond Street West on north west side of Spadina Avenue. The area is booming with commercial and residential development. It is in this corridor where software and design tech offices; condos and lofts; artist studio's and galleries; meet a high concentration of restaurants, theaters and nightlife - an amazingly eclectic community.

540 KING STREET WEST

Mixed-use building offering retail, office and condo's 95 units / 15 stories
Completion: TBC

THE WELL

Walking distance to Queen West, the Entertainment district and the Fashion District. 350,000 SF of retail space. 1.2 MM SF of office space. 1.5 MM SF of residential units. 70,000 SF public food market. Anchors include; Shopify, Index Exchange, Oliver & Bonacini, Sweat and Tonic

KING TORONTO

Mediterranean mountain town
Redevelopment of 485 through 539 King Street West for Westbank Corp and Allied Properties REIT. Integrating a residential community with heritage commercial properties on the site and providing new north-south pedestrian connectivity through the popular area.

WATERWORKS

New mixed-use development at 505 Richmond Street West 288 units / 13 storeys Includes a new YMCA and a European-style food hall. Estimated completion date: Winter 2021

FUTURE DEVELOPEMENTS

The fashion district is seeing tremendous business growth along with an increase in the number of residential and multi-use developments which will drive further foot traffic, visitors and tourism to the area. This in turn has led to increased demand for a variety of retail offerings to service the area.

452 RICHMOND STREET WEST

ACE HOTEL

New trendy boutique hotel at 51 Camden Street
13 storeys / 130 luxury hotel suites
Estimated completion date: Winter 2021

543 RICHMOND RESIDENCES AT PORTLAND

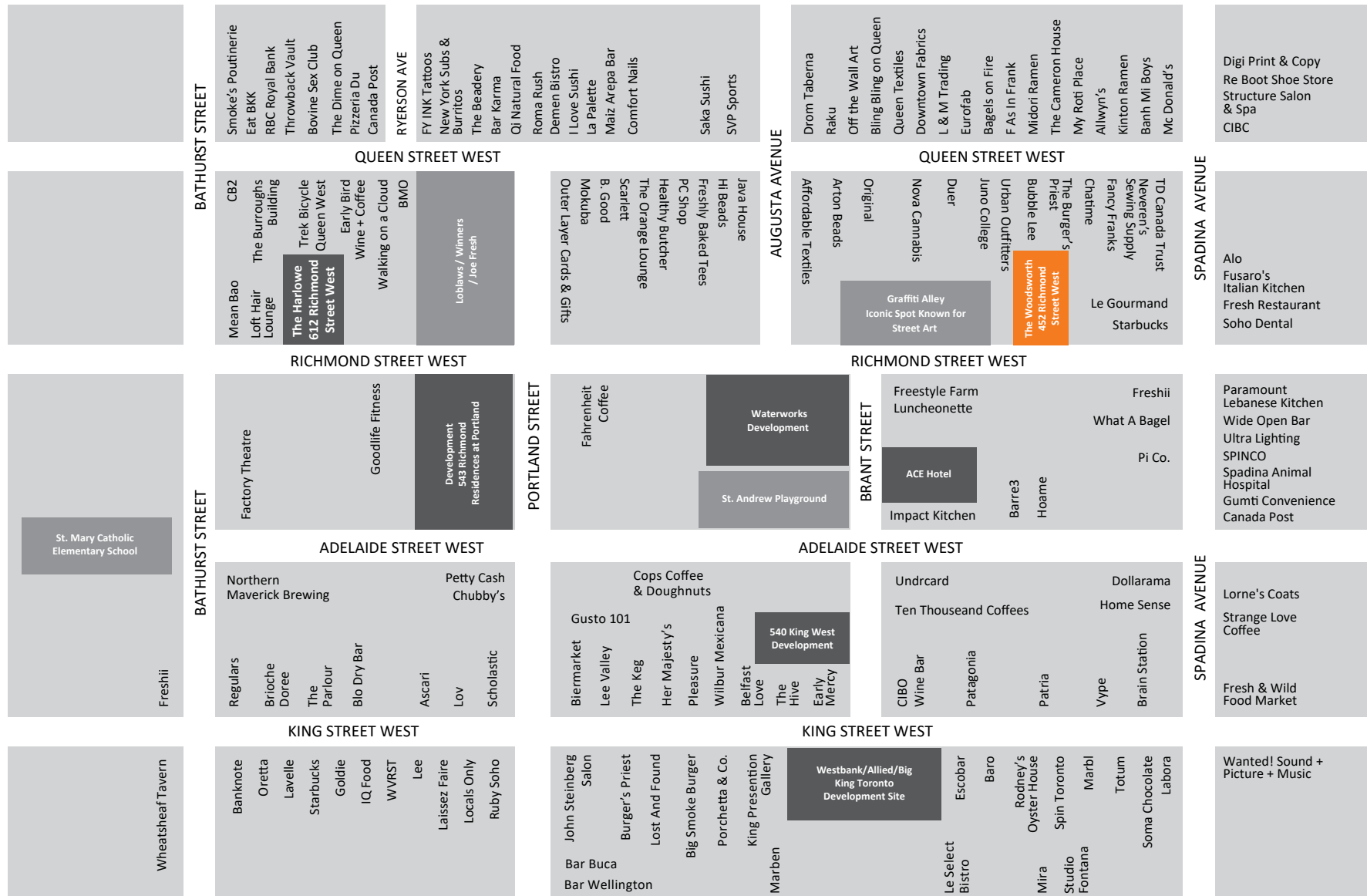
New condo development currently under construction. 476 units / 15 storeys / 100% sold out. Estimated completion date: Winter/Spring 2022

THE HARLOWE CONDOS 612 RICHMOND STREET WEST

Mixed-use building offering retail at grade.
14 storeys / 210 units

RETAIL MARKET OVERVIEW

The area surrounding 452 Richmond Street West is home to the city's most diverse assortment of retailers offering a range of tenants, services and retail concepts.



DEMOGRAPHIC INFORMATION

612 Richmond Street West is located in one of Toronto's fastest growing neighborhoods. There are 12 new mixed-use developments in the Fashion District alone, all high-rise that are planned, under construction or recently completed. Currently there are 2,423 residential units under construction. The average Condo median list price per sqft is \$1,501/SqFt

HIGHEST LEVEL OF EDUCATION

70% UNIVERSITY
11% COLLEGE
13% HIGH SCHOOL

HOUSEHOLD INCOME

\$112,422 NBH
\$120,949 COM
\$120,045 CITY

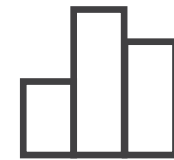


TOTAL POPULATION



2,376 NBH
67,077 COM
3,042,042 CITY

AGE DISTRIBUTION



28%
20-29 YEARS

53%
30-44 YEARS

452 RICHMOND STREET WEST





REMAX ULTIMATE REALTY INC.

STAN VYRIOTES

Broker

stan@dwsv.ca • 416.738.5908

DAVID WEDEMIRE

Sales Representative

david@dwsv.ca • 416.885.3153

VANESSA LYNCH

Sales Representative

vanessa@dwsv.ca • 416.347.3812