

Floor Plans

469 Richmond Street East,
Toronto, ON



For More Information

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FOR SALE

469 Richmond Street East

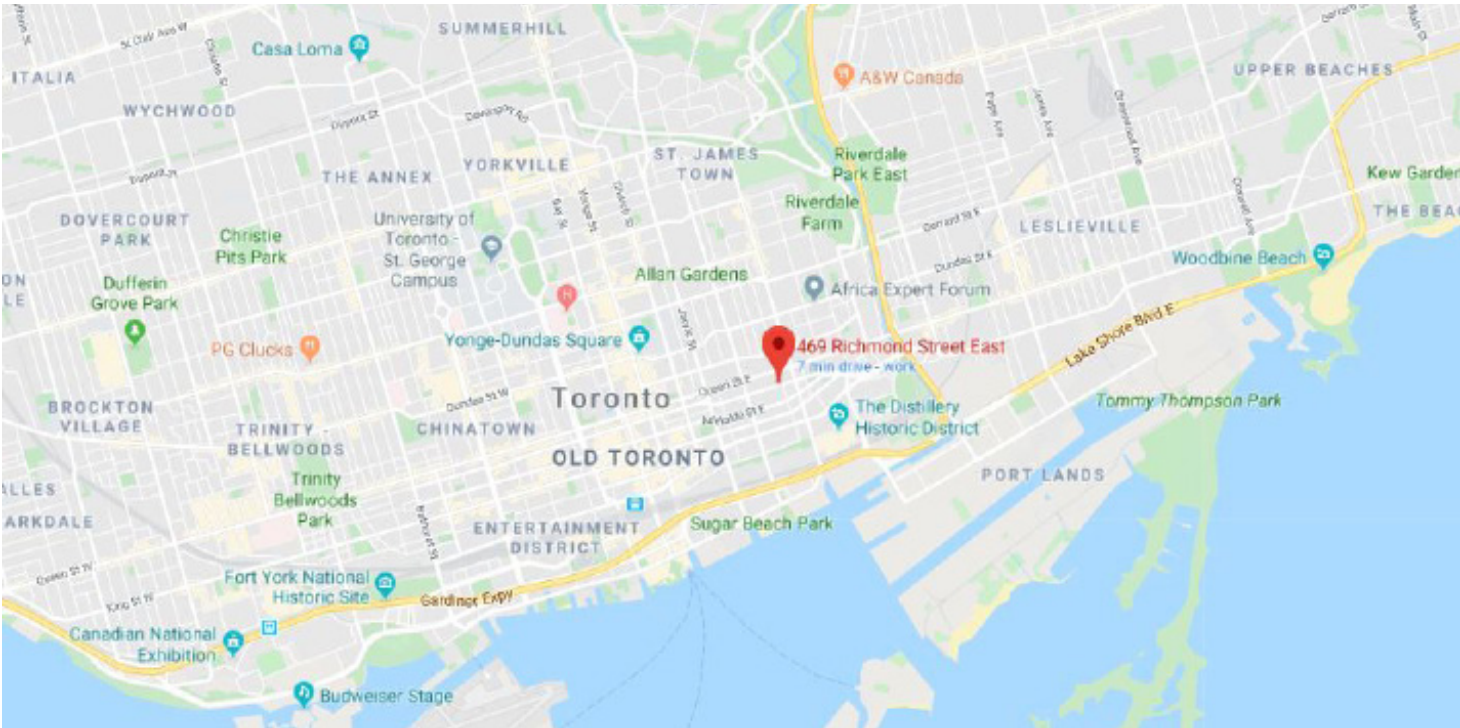


Outstanding opportunity to own a Victorian Brownstone semi-detached residential and commercial building with 2,900 SF of living area in the Downtown East Community on Richmond Street East.

Confidential Information
Memorandum

cresa

469 Richmond Street East
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Site Description

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Background

Cresa Toronto Inc. Brokerage is pleased to present an offering on a signature Victorian Brownstone Semi-Detached property at 469 Richmond Street East. This property is currently being used with a main floor commercial office and a private residence on the second and third floors, but the main floor building could easily be converted to a main floor one bedroom apartment.

The property has excellent “bones” with new plumbing, electrical and mechanical equipment and recently upgraded windows. The basement has been underpinned and fully waterproofed and new water and sewer lines to the street.

This is truly a unique property in the heart of the downtown East area—why buy a Condo when you can have a ground level residence for similar price.

The main floor office is spacious but could be converted to a one bedroom apartment with its own kitchen, bath and private backyard and barbeque area.

The second floor consists of a large bedroom with a walk-in closet plus second closet, a small living room with built in custom bookshelves and storage, a bathroom with a Victoria & Albert Limestone Slipper Tub with English Cast Feet, heated porcelain tile floors, and full eat-in kitchen with new stainless appliance and ceramic tile floors.

The third floor consists of another bedroom, a three piece bathroom with shower, a small, but cozy family room with galley kitchen/ breakfast bar with a walk-out to a spacious outdoor deck with amazing landscaping and a south-east exposure.

The basement features another bathroom, enough space for a finished den, storage, wine racks, and an emergency exit along with furnace and mechanical rooms.

Zoning

The property is zoned Commercial, Residential and Employment Uses. The site offers significant flexibility with both Commercial and Residential Uses and the Main Floor Could be leased as a separate office or one bedroom apartment with walk out to backyard.

Features

- Bedrooms: 3
- Bathrooms: 4; 1-4 Piece; 2-3 Piece; 1-2 Piece
- Kitchens 3—3 Fridges, 2 Stoves
- Laundry Room, 2nd Floor with Full Size Washer/Dryer
- Living Room 1
- Den/Study 1
- Walk out Patio/Deck on 3rd floor
- Mobility and Accessibility: Currently equipped with stair mobility chairlifts but can easily be removed

Property Highlights

- Asking Price: \$2,05,000.00
- Legal Description: PT LT 8 PL 7A, Toronto as in CT862224, City of Toronto
- PIN: 210910158
- Land Area: 1356 SF
- Lot Size: 19.62 Feet by 70.61 Feet
- Property Taxes, 2019 \$10,090
- Utilities: 2018 \$5,177

