

**Retail / Office  
For Lease**

**822-828**  
**RICHMOND STREET WEST**  
Toronto, ON





WELCOME TO

# 822-828 Richmond

Ideally located on the corner of Richmond Street West and Walnut Avenue, 822-828 Richmond Street West offers flexible retail and office opportunities in the heart of Toronto’s Trinity Bellwoods neighbourhood. The property is located only a few steps away from the 501 Queen streetcar route. With convenient access to West Queen West, King West, and steps away from Trinity Bellwoods and Liberty Village, 822-828 Richmond is the perfect retail or office destination.

DETAILS

**822 Richmond Street West**

- Ground Floor 2,410 SF

**828 Richmond Street West**

- Lower Level 3,029 SF
- Upper Level 3,087 SF

**Net Rent** Contact Listing Agents

**Additional Rent** \$15.50 PSF (est. 2025)

**Term** 5-10 Years







TRINITY BELLWOODS

822 - 828 RICHMOND STREET WEST

RICHMOND STREET WEST  
WALNUT AVENUE

QUEEN STREET WEST



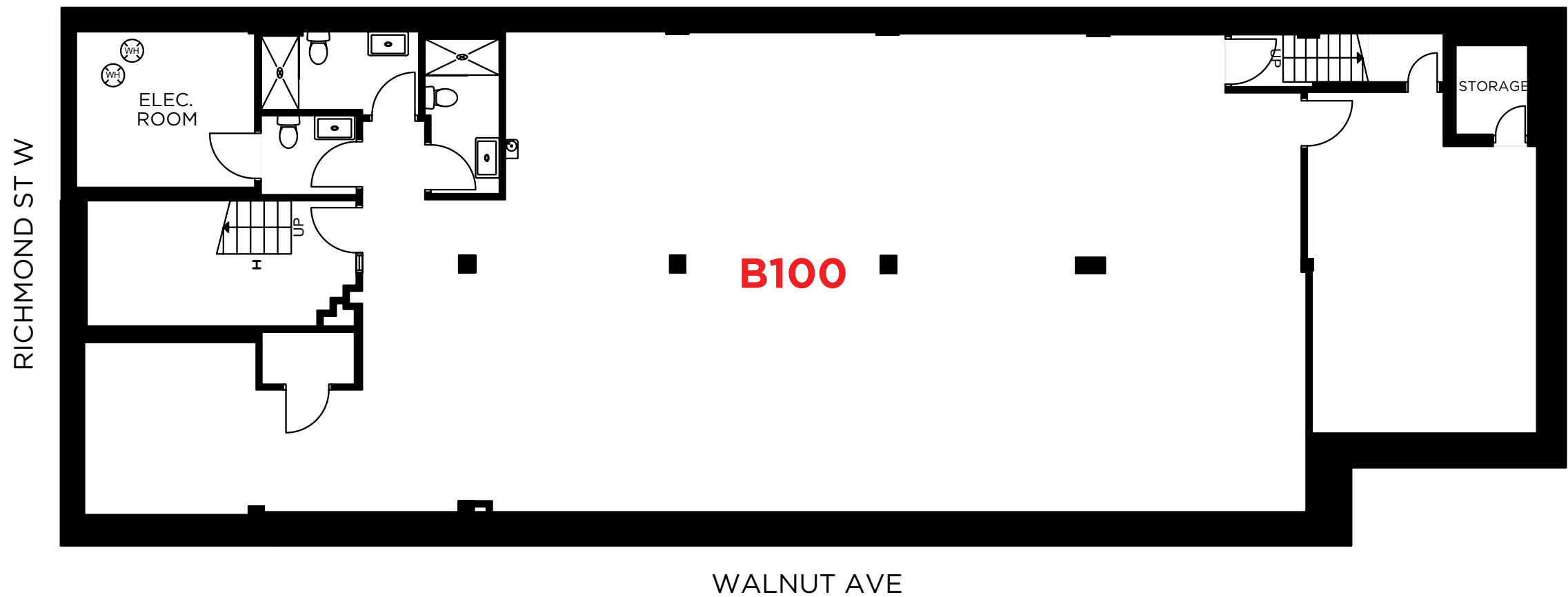
828 RICHMOND  
STREET WEST

# Floor Plans

Lower Level     3,029 SF

- Available February 1, 2026
- Tenanted by F45
- Space includes three built out washrooms
- Pre-fixture gym / health and wellness space
- Potential to combine with upper level for full building branding opportunity
- Full building signage opportunities for whole user, and new signage program for multiple tenancies
- Ceiling Heights: 8’8”

LOWER LEVEL - 3,029 SF  
828 RICHMOND STREET WEST





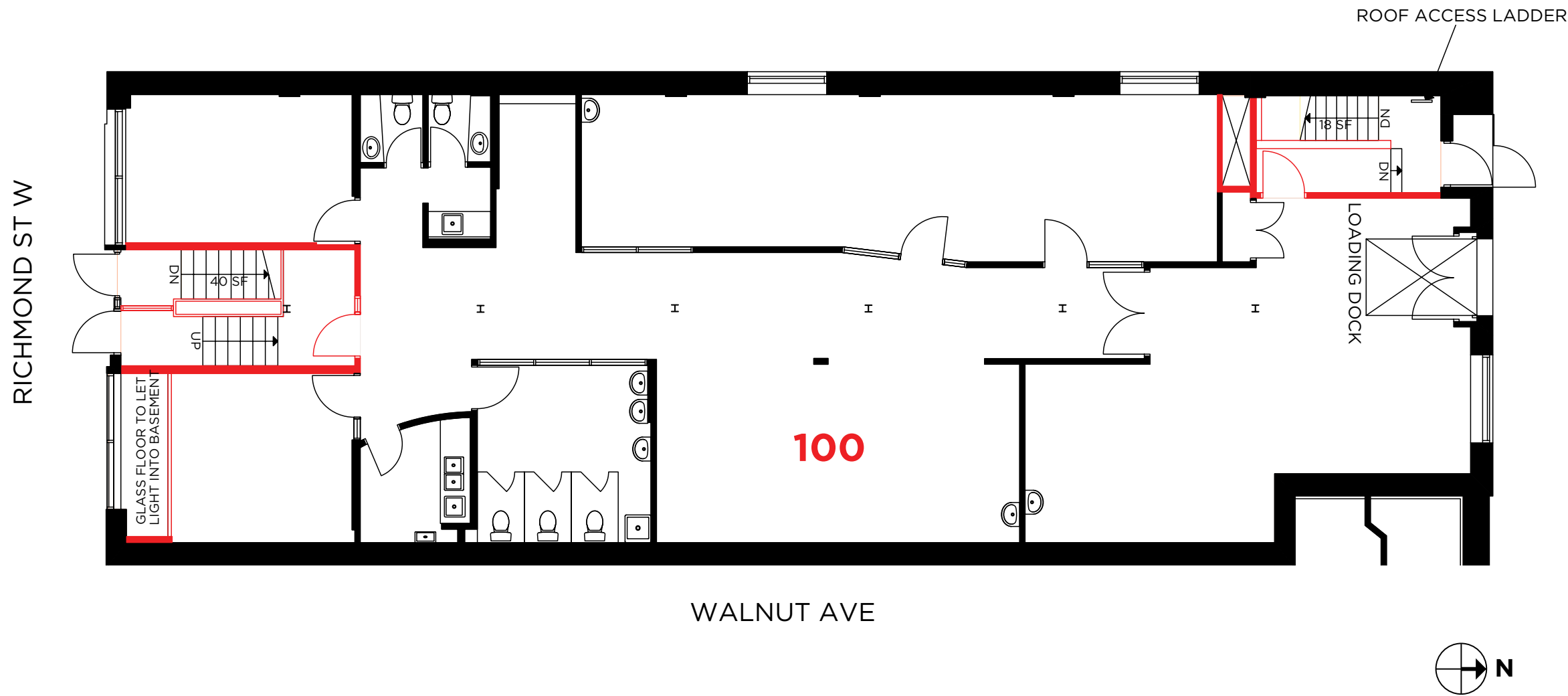
828 RICHMOND  
STREET WEST

# Floor Plans

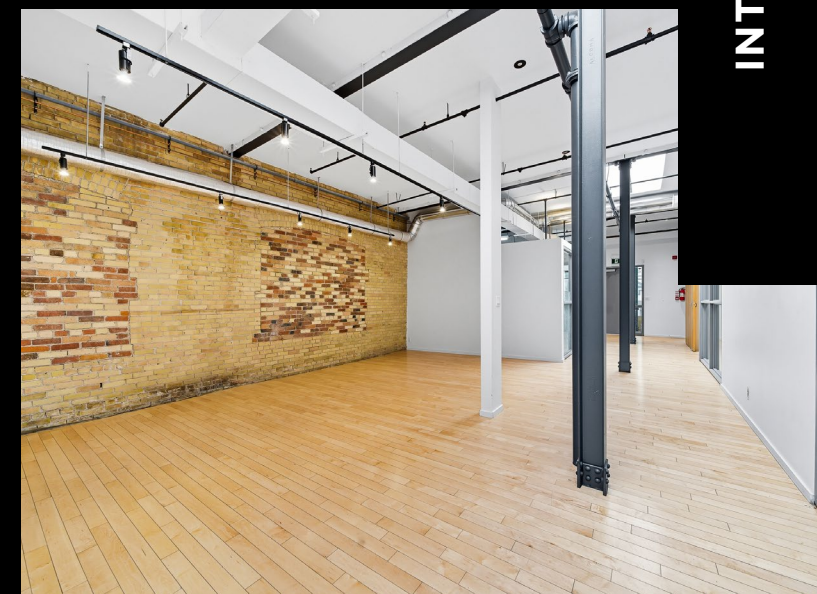
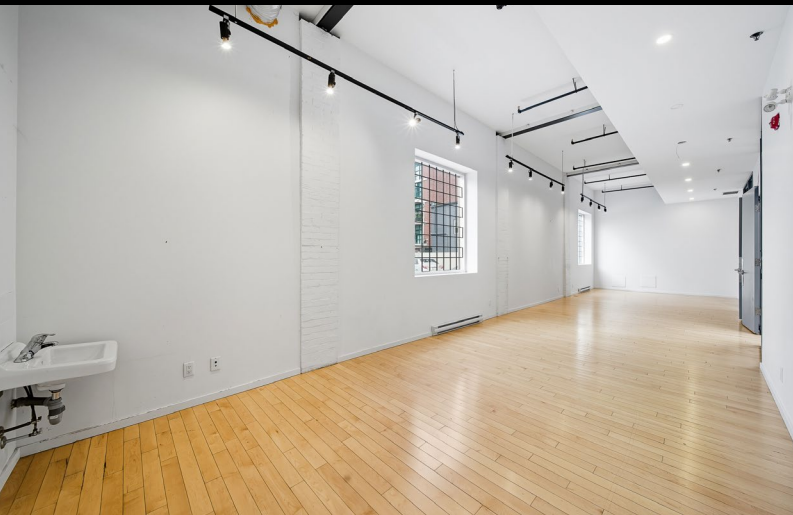
Upper Level     3,087 SF

- Available Immediately
- Previously tenanted by a Montessori school
- Featuring large windows and skylights with ample natural light
- Impressive ceiling heights throughout
- In unit washrooms, kitchenette and existing demising walls for open concept office or quasi-retail layout
- Flexible layout for a variety of retail and office uses
- Full building signage opportunities for whole user, and new signage program for multiple tenancies
- Ceiling Heights: 12'3"

UPPER LEVEL - 3,087 SF  
828 RICHMOND STREET WEST







INTERIOR PHOTOS



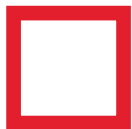
822 RICHMOND  
STREET WEST

# Floor Plans

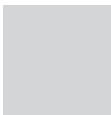
Ground Floor 2,410 SF

- Available Immediately
- Well suited for a variety of uses due to adaptable layout
- Access to shared common washrooms
- Exposed brick interior
- Ability to demise the space
- Onsite parking available
- Ceiling Heights: 9' 6"

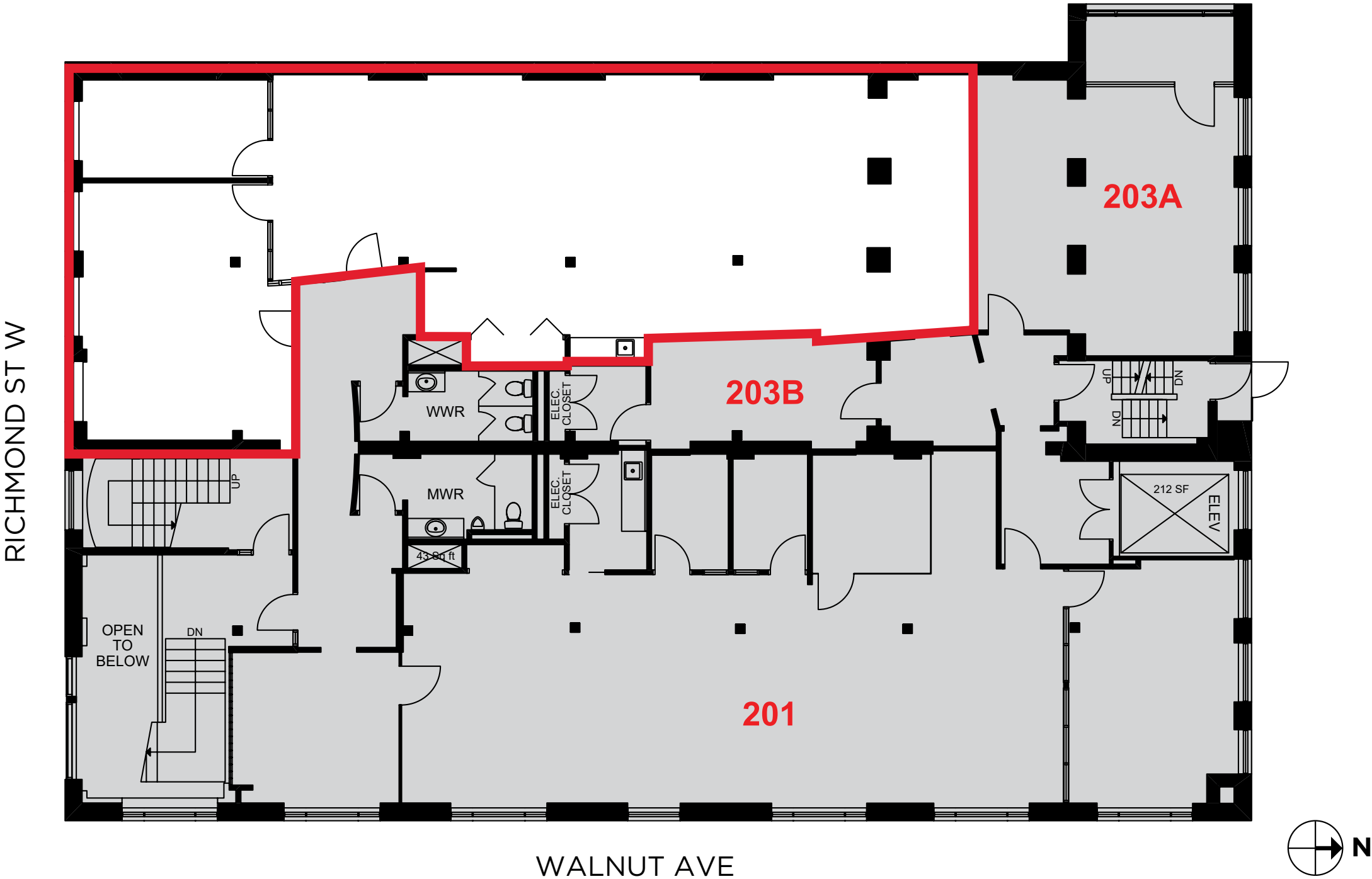
**GROUND FLOOR - 2,410 SF**  
822 RICHMOND STREET WEST



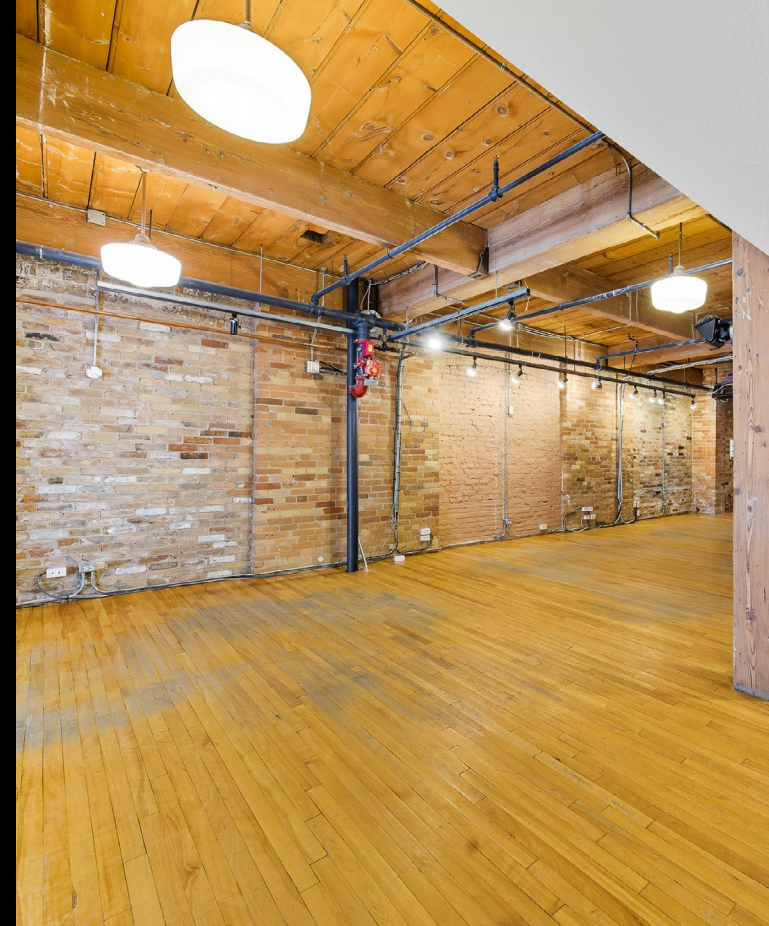
AVAILABLE



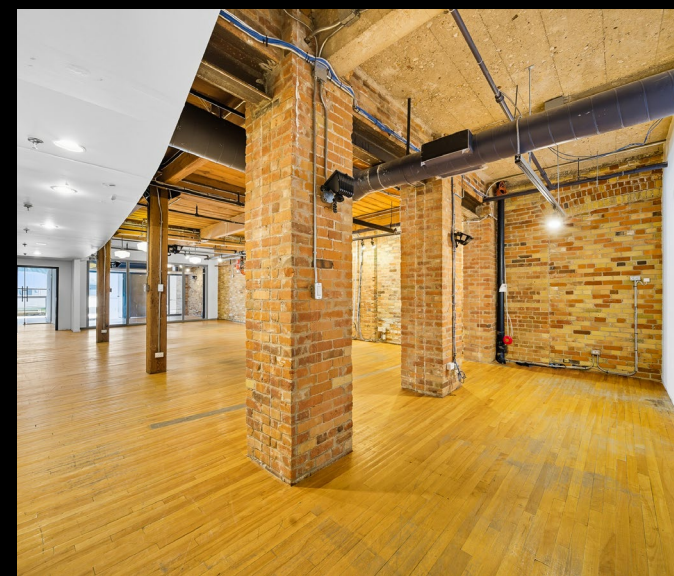
LEASED / COMMON AREA



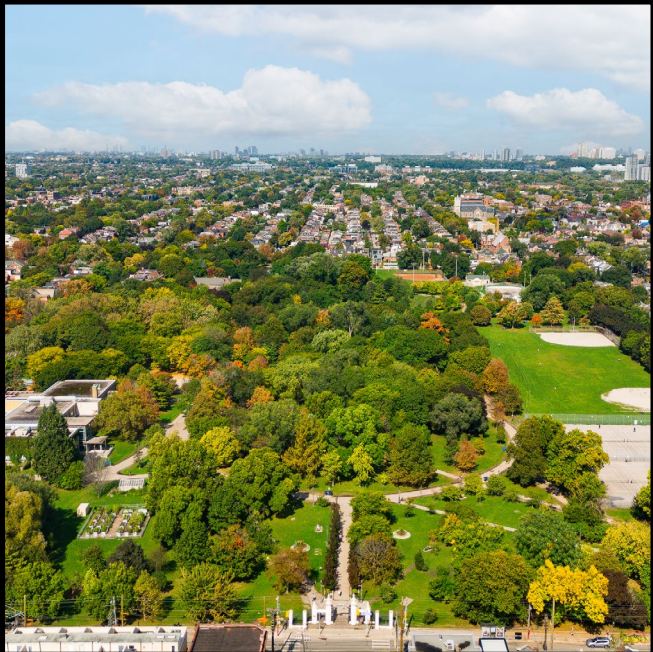
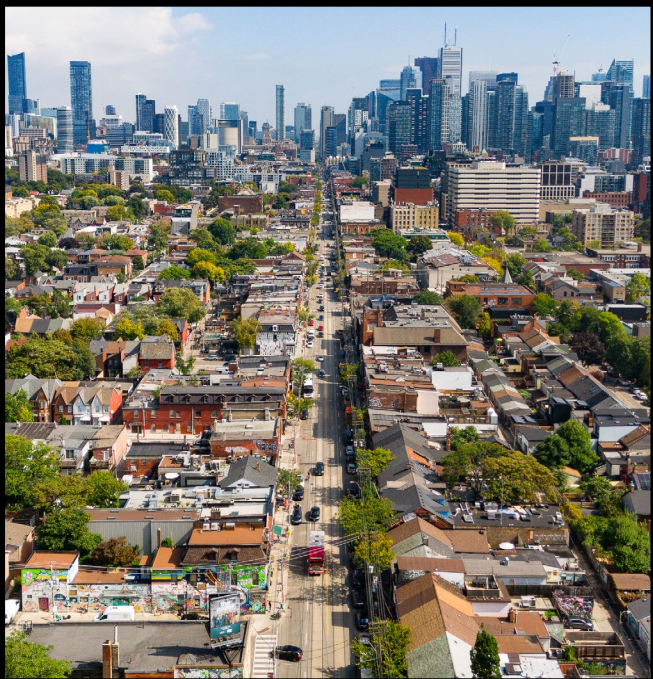




INTERIOR PHOTOS














THIS IS

# West Queen West and Trinity Bellwoods

West Queen West and Trinity Bellwoods are among Toronto's most vibrant neighbourhoods, attracting creative professionals and trendsetters. The area features boutique shops, galleries, cafés, bars, and restaurants. Trinity Bellwoods Park offers a popular green space, making this a prime destination for shopping, dining, and lifestyle experiences.

 46,161 Population	 78 Traffic Score
 68,406 Day Time Population	 89 Pedestrian Score
 \$125,832 Average Household Income	 100 Transit Score
 31 35 Median Age	



THE  
NEIGHBOURHOOD

1.

Jules Bistro
2.

Henry’s Restaurant
3.

Fresh Kitchen
4.

Le Swan
5.

Aesop
6.

Le Labo
7.

Mother
8.

Matty’s Patty’s
9.

Agora Greek Market by Mamakas
10.

The Library Specialty Coffee
11.

Euclid Farms
12.

White Squirrel Coffee Shop
13.

Nadège Patisserie
14.

Timmie’s Queen West
15.

Trinity Market
16.

The Roasted Nut
17.

Maguire Shoes
18.

Anne Sportun Jewellery
19.

Park & Province
20.

Terroni
21.

Sud Forno
22.

Cumbraes
23.

Jimmy’s Coffee
24.

Jaybird Studio
25.

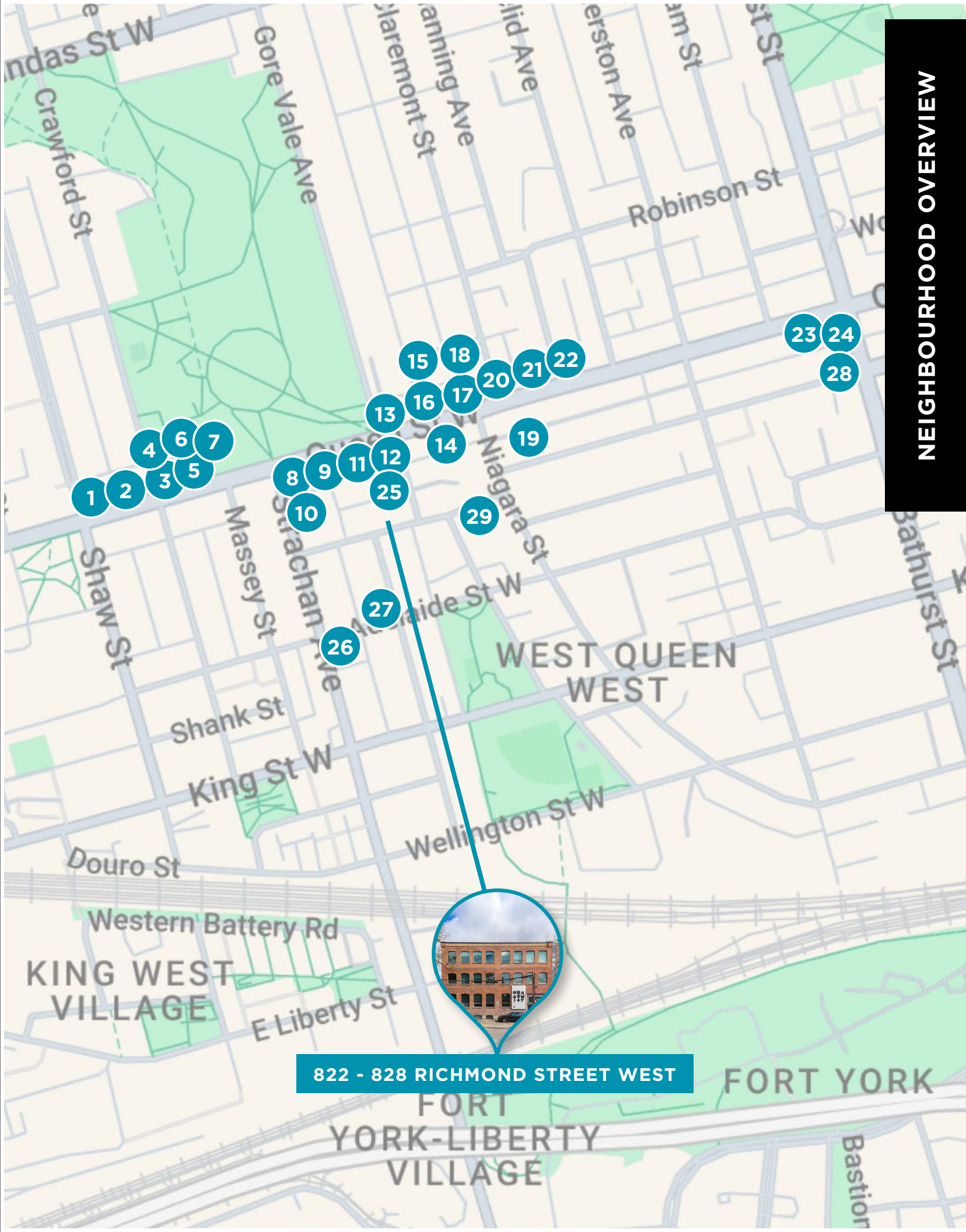
Horses Atelier
26.

Pennies
27.

Woolshed Coffee
28.

Tonic Blooms
29.

The Lab Co.



NEIGHBOURHOOD OVERVIEW





**hullmark**

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