

\$2,800,000 - 178 Mill Street, Richmond Hill (mill Pond)

MLS® #N12439173

\$2,800,000

0 Bedroom, 0.00 Bathroom, 4,100 sqft

Business on 0.00 Acres

Mill Pond, Richmond Hill (mill Pond), Ontario

Exceptional 21,700 sq ft R2-zoned development site in prime Richmond Hill offering immediate rental income through flexible seller lease-back arrangement for up to 24 months. This rare investment opportunity combines instant cash flow with transformative development potential on one of the area's largest residential lots. With ~69 feet of frontage and approximately 320 feet depth, the property offers sophisticated investors multiple development pathways that have been professionally evaluated by WND Planners.

The conceptual plans demonstrate two compelling options: three luxury single-detached homes ranging from 4,735 to 8,020 sq ft totaling 17,490 sq ft of premium living space, or six semi-detached units averaging 2,370 sq ft each for 14,200 sq ft total, appealing to a broader buyer demographic. The oversized lot exceeds R2 minimum requirements by 4x, with each potential lot surpassing the 5,000 sq ft minimum and 50 ft frontage requirement, providing exceptional flexibility for lot severance and entitlement enhancement strategies. The seller's lease-back eliminates traditional vacant land carrying costs, generating returns from day one while you navigate municipal approvals, market pre-construction units, or simply land bank in this appreciating neighborhood. With 30% lot coverage allowance, 11-meter height permissions allowing 3 storeys, and full municipal services already available, the



178 Mill Street, Richmond Hill, ON

Residential Densification Opportunity



Conceptual Development

- Strategically located in Richmond Hill, known for its vibrant community and excellent amenities.
- Close proximity to schools, parks, shopping, and public transit.
- Easy access to major highways, connecting you to the greater Toronto area.

Statistic	Single Detached Concept	Semi-Detached Concept
Total Units	3 Single Detached Dwelling	6 Semi-Detached Units
Average Unit Gross Construction Area	440 SQM / 4,735 SQFT (Units 1 & 2) 745 SQM / 8,020 SQFT (Unit 3)	220 SQM / 2,370 SQFT
Total Build Area	1,625 SQM / 17,490 SQFT	1,320 SQM / 14,200 SQFT
Building Height	3 Storeys (11.0 metres)	3 Storeys (11.0 metres)
Approximate Driveway/Parking Surface Area	515 square metres (25%)	932 square metres (46%)
Approximate Landscape Open Space Area	977 square metres (48%)	663 square metres (33%)
Approximate Building Footprint (Lot Coverage)	542 square metres (27%)	440 square metres (22%)
Visitor Parking Spaces	N/A	2 Parking Spaces

Disclaimer: All conceptual plans for subdivision and development are subject to municipal approvals, zoning bylaws, and official plan conformity by the City of Richmond Hill. Buyers are advised to conduct their own due diligence. [WIND BROKERAGE](#)



Single Detached Concept



Semi-Detached Concept



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property is primed for development. Located in an established Richmond Hill neighborhood with mature infrastructure, walking distance to schools, parks, shopping, and easy highway access to the Greater Toronto Area, this property positions investors at the forefront of the region's densification initiatives. The combination of immediate income, development flexibility, and strategic location makes this one of Richmond Hill's most compelling investment opportunities. Contact for private viewing. (id:6289)

Essential Information

Listing #	N12439173
Price	\$2,800,000
Bathrooms	0.00
Square Footage	4,100
Acres	0.00
Type	Business

Community Information

Address	178 Mill Street
Subdivision	Mill Pond
City	Richmond Hill (mill Pond)
Province	Ontario
Postal Code	L4C4B2

Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	68.37 x 320 FT
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Listing Details

Listing Office	RIGHT AT HOME REALTY
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