



**CANADIAN COMMERCIAL  
ADVISORS TEAM**

A PART OF SAVE MAX

# 627 LYONS LANE, OAKVILLE, ON

MEDICAL/PROFESSIONAL OFFICE BUILDING | REDEVELOPMENT OPPORTUNITY



**34900 SQ FT FREESTANDING OFFICE MEDICAL BUILDING AT QEW / TRAFALGAR**



**SAVE MAX**  
COMMERCIAL

**RAMAN DUA**

Broker

647.969.4924

**SHAIFALI KAUSHIK**

Realtor <sup>®</sup> / CEO

647.969.4924

**ANKURDEEP**

Principle Advisor

647.613.9849

Canadian Commercial Advisors Team

# PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL
LOT SIZE	1.24 AC
TOTAL BUILDING SIZE	34900 SQ FT
LAND SQUARE FOOTAGE	54014 SQ FT
ZONING	C3A
LOT FRONTAGE	312.10 FT
POSSESSION	FLEXIBLE
CURRENT OCCUPANCY	PARTIAL TENANT
ANNUAL TAXES	92000 (APPROX)
PRICE GUIDANCE	\$ 11,500,000



# PROPERTY HIGHLIGHTS

- 1 The site is under a Zoning By-law Amendment application (File Z.1614.76) for a 27-28 storey residential condominium development.
- 2 Under the Livable Oakville Official Plan, this area falls within the Midtown Oakville Growth Area / Major Transit Station Area (MTSA), which permits intensification.
- 3 Existing planning policy allows up to 20 storeys as-of-right, with additional height through bonusing/planning approvals.
- 4 Existing Medical/Professional Office Zoning.







# NEARBY AMENITIES

## TRANSIT

- OAKVILLE GO STATION – MAJOR GO TRAIN AND BUS HUB, APPROXIMATELY 3-5 MINUTES AWAY.
- OAKVILLE GO BUS TERMINAL – REGIONAL TRANSIT CONNECTIONS.

## SHOPPING & RETAIL

- OAKVILLE PLACE – MAJOR SHOPPING CENTRE WITH RETAIL, DINING, AND SERVICES.
- TRAFALGAR VILLAGE – SHOPPING AND DAILY CONVENIENCES.
- NEARBY RETAIL CORRIDOR INCLUDES LONGO'S, WALMART, CANADIAN TIRE, LCBO, HOMESENSE, AND STARBUCKS.



## EDUCATION

- SHERIDAN COLLEGE TRAFALGAR CAMPUS – ONE OF OAKVILLE'S MAJOR POST-SECONDARY INSTITUTIONS, APPROXIMATELY 7-8 MINUTES AWAY.

## HEALTHCARE

- OAKVILLE TRAFALGAR MEMORIAL HOSPITAL – FULL-SERVICE HOSPITAL SERVING OAKVILLE AND SURROUNDING COMMUNITIES.
- ONE HEALTH MEDICAL OAKVILLE – NEARBY MEDICAL CLINIC AND URGENT CARE SERVICES.

## PARKS & RECREATION

- CORONATION PARK – POPULAR WATERFRONT PARK ON LAKE ONTARIO.
- LAKESIDE PARK – SCENIC WATERFRONT GREEN SPACE IN DOWNTOWN OAKVILLE.
- NEARBY OUTDOOR ATTRACTIONS INCLUDE SIXTEEN MILE CREEK TRAILS, LIONS VALLEY PARK, GLEN ABBEY GOLF CLUB, RIVER OAKS PARK, AND EXTENSIVE CYCLING/WALKING TRAILS.

# ZONING HIGHLIGHTS / PERMITTED USES

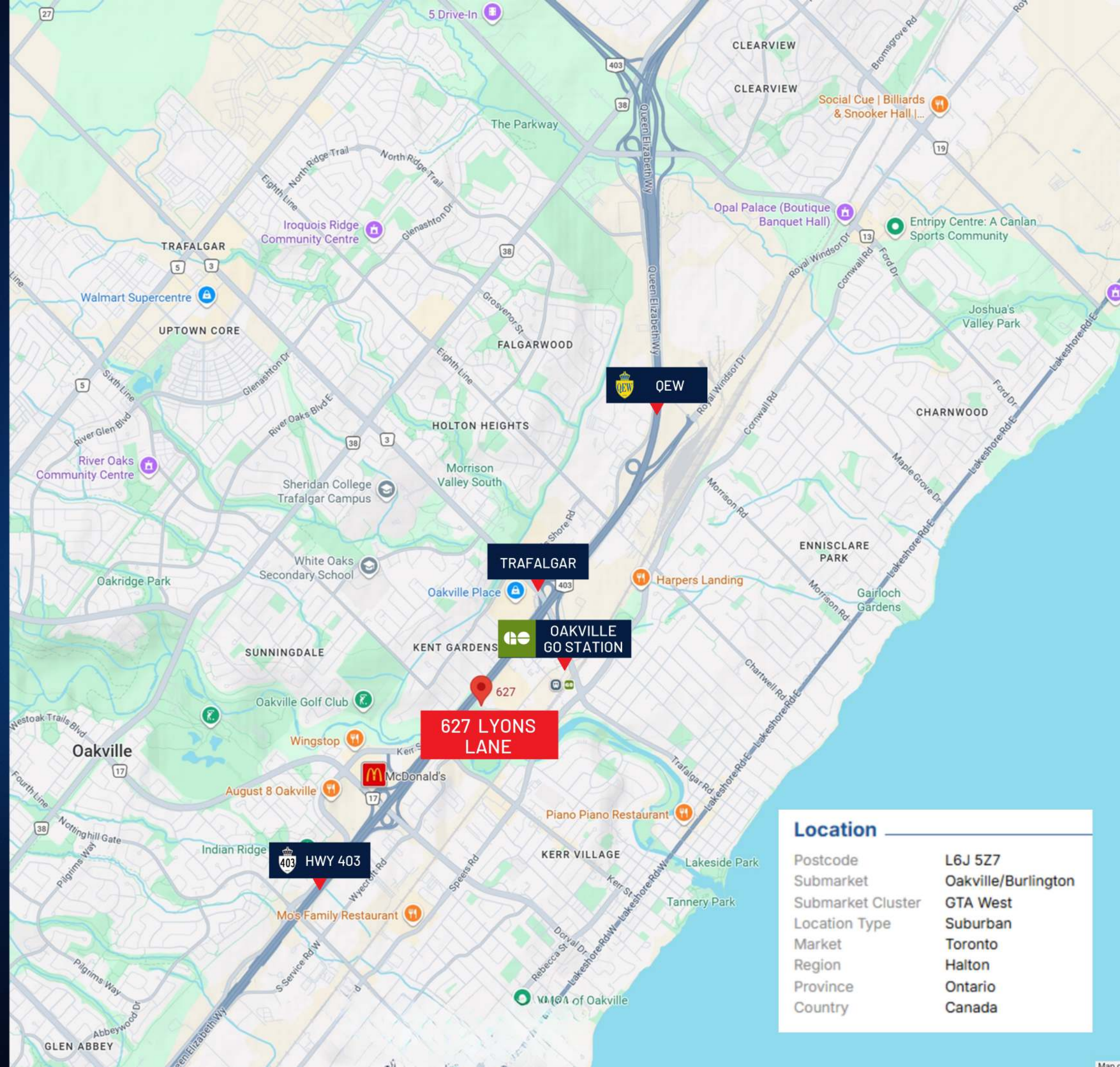
- Existing Commercial / Medical Office Use
- Ideal for Medical Clinics & Healthcare Practices
- Professional Offices
- Specialist Healthcare Services
- Diagnostic / Imaging Centres
- Physiotherapy & Rehabilitation Centres
- Dental Clinics
- Wellness & Therapy Centres
- Institutional Uses
- Administrative Offices
- Educational / Training Facilities (subject to municipal compliance)
- Ancillary Retail / Service Uses (where permitted)
- Strong redevelopment potential with approved/planned 26-storey residential intensification
- Located within Oakville's designated Midtown Growth & Intensification Corridor

# LOCATION OVERVIEW

## AIRPORT

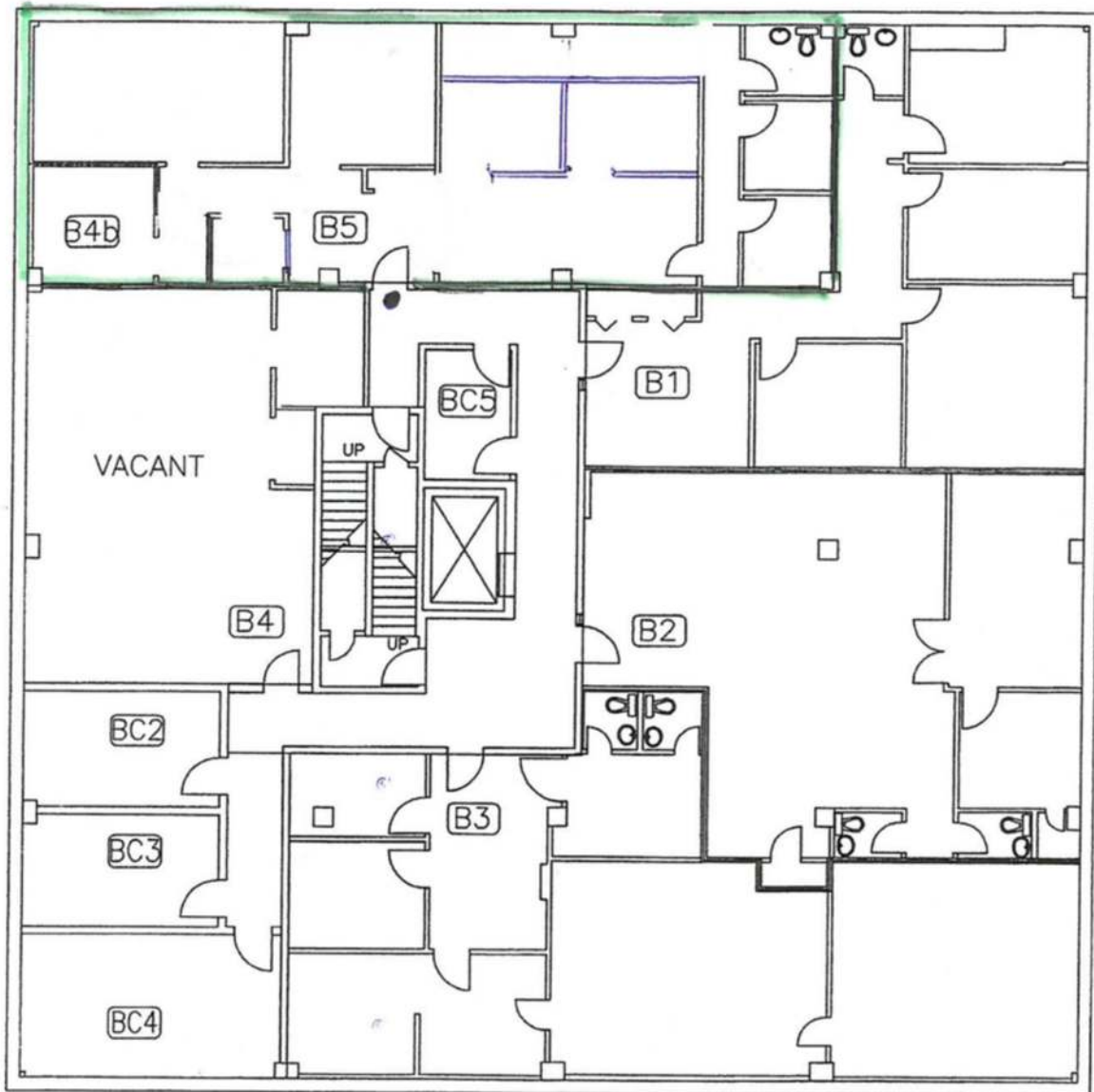
Billy Bishop Toronto City	35 Min Drive
Toronto Pearson International	37 MIN DRIVE
John C. Munro Hamilton International	45 MIN DRIVE

- ✓ Approx. 2 mins (800m) to Oakville Trafalgar Memorial Hospital
- ✓ Approx. 4 mins (1.8 km) to Oakville Place
- ✓ Approx. 5 mins (2.5 km) to Oakville GO Station
- ✓ Approx. 6 mins (3 km) to Downtown Oakville & waterfront district
- ✓ Immediate connectivity to Queen Elizabeth Way / Highway 403 / Highway 407
- ✓ Located within Oakville's Midtown Growth Node and intensification corridor
- ✓ Surrounded by affluent residential communities and high household income demographics
- ✓ Walking distance to medical clinics, pharmacies, restaurants, and daily amenities
- ✓ Strong healthcare and professional office ecosystem in the immediate vicinity
- ✓ Exceptional access to public transit, major retail, and regional transportation networks
- ✓ Positioned in one of the GTA's strongest long-term redevelopment and investment corridors



Location	
Postcode	L6J 5Z7
Submarket	Oakville/Burlington
Submarket Cluster	GTA West
Location Type	Suburban
Market	Toronto
Region	Halton
Province	Ontario
Country	Canada

# FLOOR PLAN - BASEMENT



SUITE #	USABLE S/F	RENTABLE S/F
#B1	1,075 SQ. FT.	1,235 SQ. FT.
#B2	1,190 SQ. FT.	1,367 SQ. FT.
#B3	1,520 SQ. FT.	1,746 SQ. FT.
#B4*	931 SQ. FT.	1,070 SQ. FT.
#B5	1,312 SQ. FT.	1,507 SQ. FT.
* B4b included in B4	129 SQ. FT.	148 SQ. FT.
	6,028 SQ. FT.	6,925 SQ. FT.

PREPARED FOR:  
L.Z. GROUP INC.

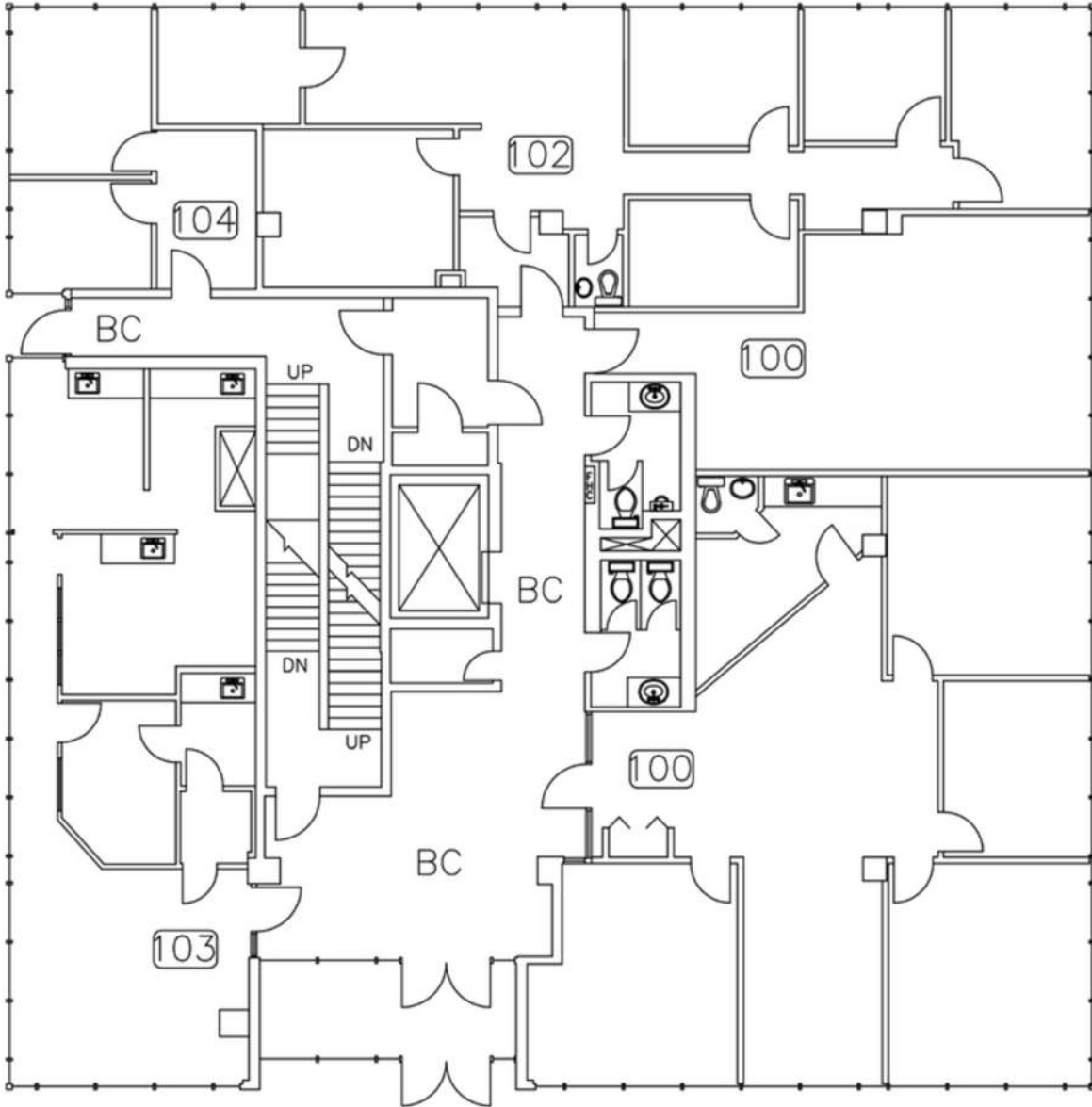
LOCATION:  
BASEMENT  
627 LYONS LANE  
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: FEB 28, 2005  
FILE # O-K627L  
SCALE: NOT TO SCAL

# FLOOR PLAN - FIRST FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#100	1,816 SQ. FT.	2,007 SQ. FT.
#102	1,074 SQ. FT.	1,187 SQ. FT.
#103	801 SQ. FT.	885 SQ. FT.
#104	269 SQ. FT.	297 SQ. FT.
	3,960 SQ. FT.	4376 SQ. FT.

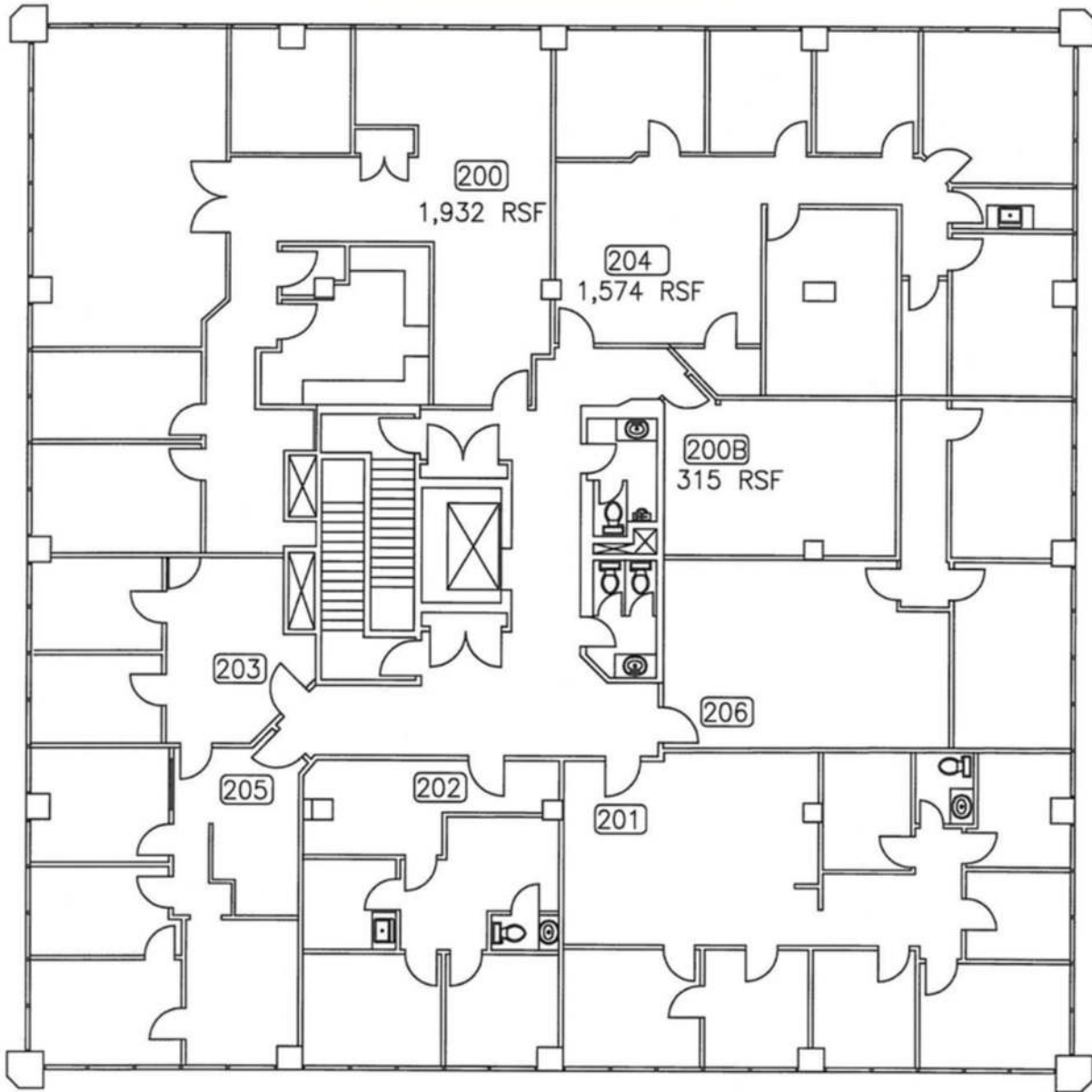
PREPARED FOR:  
L.Z. GROUP INC.

LOCATION:  
GROUND FLOOR  
627 LYONS LANE  
OAKVILLE, ONTARIO



PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: NOV 22, 2012  
FILE # O-K627L  
SCALE: NOT TO SCALE

# FLOOR PLAN - SECOND FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#200	1,717 SQ. FT.	1,932 SQ. FT.
#200B	284 SQ. FT.	320 SQ. FT.
#201	1,187 SQ. FT.	1,336 SQ. FT.
#202	579 SQ. FT.	651 SQ. FT.
#203	361 SQ. FT.	406 SQ. FT.
#204	1,399 SQ. FT.	1,574 SQ. FT.
#205	643 SQ. FT.	724 SQ. FT.
#206	778 SQ. FT.	875 SQ. FT.
	6,948 SQ. FT.	7,818 SQ. FT.

PREPARED FOR:  
L Z PROPERTIES INC

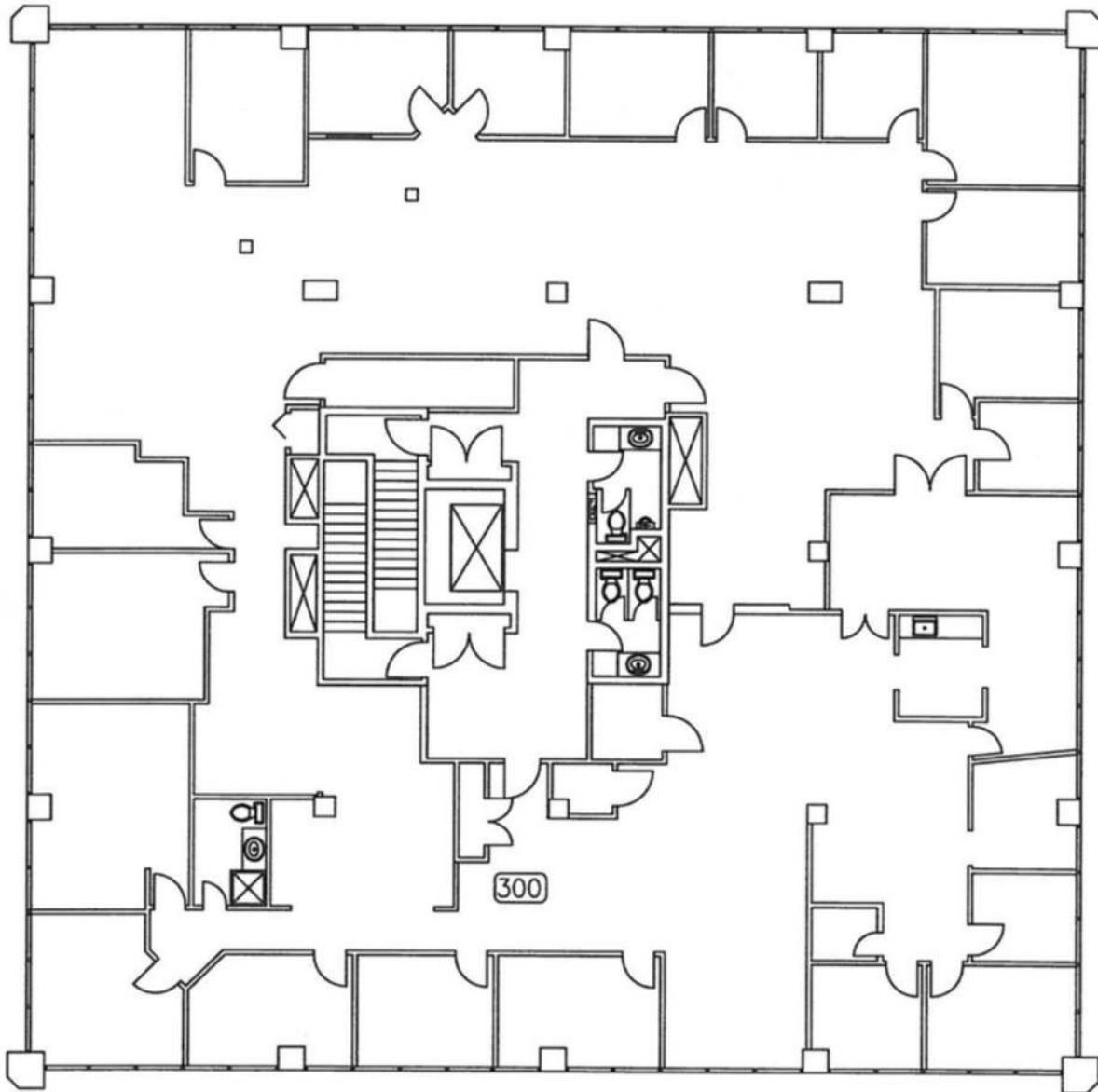
LOCATION:  
SECOND FLOOR  
627 LYONS LANE  
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: OCT 24, 2013  
FILE # O-K627L  
SCALE: NOT TO SCALE

# FLOOR PLAN - THIRD FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#300	7,500 SQ. FT.	7,780 SQ. FT.

PREPARED FOR:  
L.Z. GROUP INC.

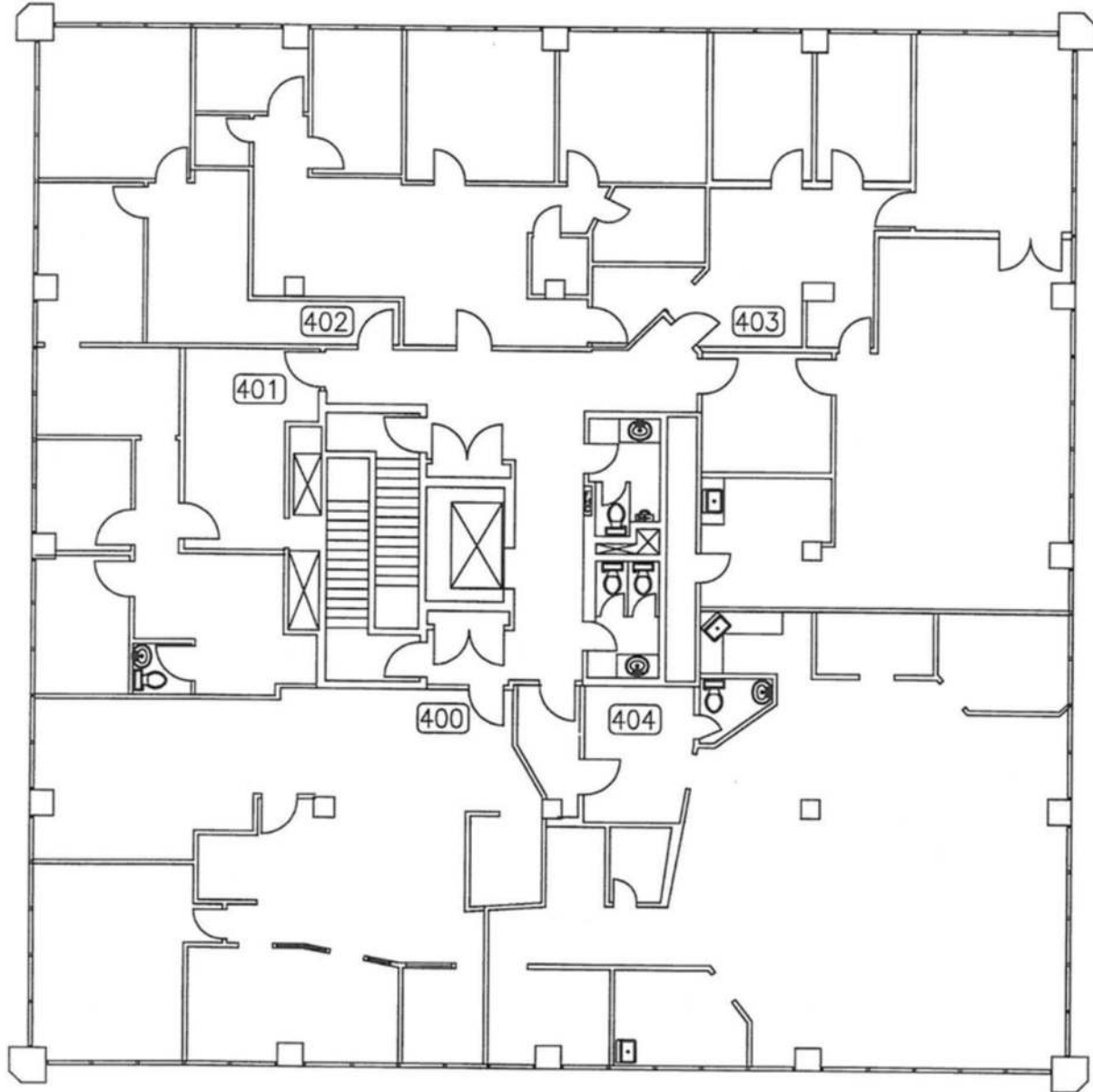
LOCATION:  
THIRD FLOOR  
627 LYONS LANE  
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: OCT 24, 2013  
FILE # O-K627L  
SCALE: NOT TO SCALE

# FLOOR PLAN - FOURTH FLOOR



SUITE #	USABLE S/F	RENTABLE S/F
#400	1,310 SQ. FT.	1,498 SQ. FT.
#401	677 SQ. FT.	774 SQ. FT.
#402	496 SQ. FT.	567 SQ. FT.
#403	2,635 SQ. FT.	3,013 SQ. FT.
#404	1,767 SQ. FT.	2,021 SQ. FT.
	6,885 SQ. FT.	7,873 SQ. FT.

PREPARED FOR:  
L.Z. GROUP INC.

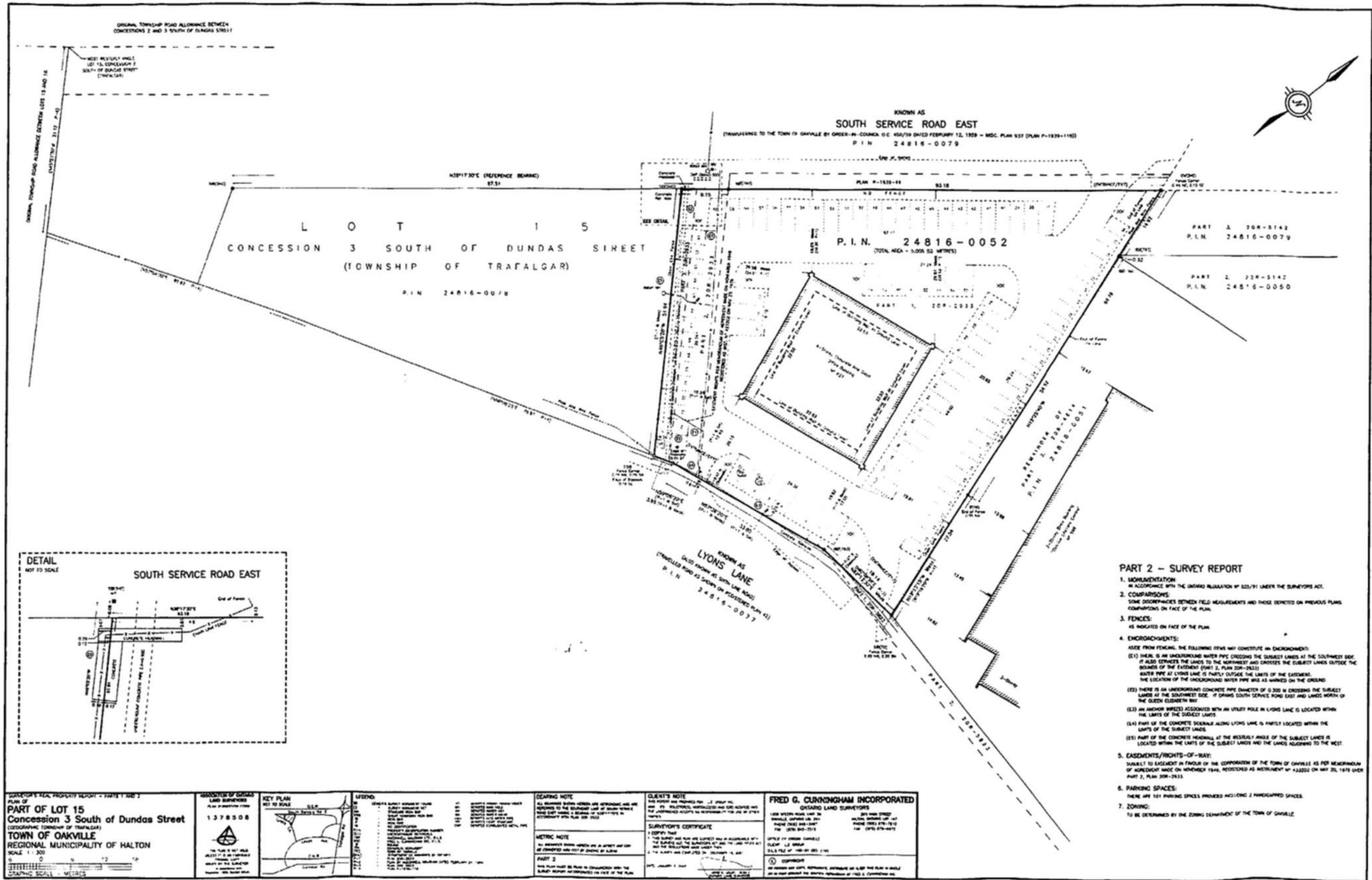
LOCATION:  
FOURTH FLOOR  
627 LYONS LANE  
OAKVILLE, ONTARIO

NORTH:



PREPARED BY:  
MEASURE DRAW CERTIFY  
G. BLAIN: 905 469-0069  
DATE: OCT 24, 2013  
FILE # O-K627L SCALE:  
NOT TO SCALE

# SURVEY REPORT

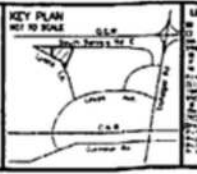


### PART 2 - SURVEY REPORT

1. **MONUMENTATION**  
IN ACCORDANCE WITH THE ONTARIO REGULATION # 523/91 UNDER THE SURVEYORS ACT.
2. **COMPARISONS**  
SOME DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THOSE DEPICTED ON PREVIOUS PLANS COMPARED ON FACE OF THE PLAN.
3. **FENCES**  
AS SHOWN ON FACE OF THE PLAN.
4. **ENCROACHMENTS**  
ASIDE FROM FENCES, THE FOLLOWING ITEMS MAY CONSTITUTE AN ENCROACHMENT:  
 (E1) THERE IS AN UNDERGROUND WATER PIPE CROSSING THE SUBJECT LANDS AT THE SOUTHWEST CORNER. IT ALSO SERVES THE LANDS TO THE NORTHWEST AND CROSSES THE SUBJECT LANDS OUTSIDE THE BOUNDS OF THE EXTENT (PART 2, PLAN 208-2833).  
 WATER PIPE AT LYONS LANE IS PARTLY OUTSIDE THE LIMITS OF THE EXTENT.  
 THE LOCATION OF THE UNDERGROUND WATER PIPE WAS AS SHOWN ON THE GROUND.  
 (E2) THERE IS AN UNDERGROUND CONCRETE PIPE (DIAMETER OF 0.300 M) CROSSING THE SUBJECT LANDS AT THE SOUTHWEST CORNER. IT DRAINS SOUTH SERVICE ROAD EAST AND LANDS NORTH OF THE QUEEN ELIZABETH WAY.  
 (E3) AN ANCHOR SPIRE(S) ASSOCIATED WITH AN UTILITY POLE IN LYONS LANE IS LOCATED WITHIN THE LIMITS OF THE SUBJECT LANDS.  
 (E4) PART OF THE CONCRETE SIDEWALK ALONG LYONS LANE IS PARTLY LOCATED WITHIN THE LIMITS OF THE SUBJECT LANDS.  
 (E5) PART OF THE CONCRETE SIDEWALK AT THE WESTLY ANGLE OF THE SUBJECT LANDS IS LOCATED WITHIN THE LIMITS OF THE SUBJECT LANDS AND THE LANDS ADJOINING TO THE WEST.
5. **EASEMENTS/RIGHTS-OF-WAY**  
WARRANTY TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE TOWN OF OAKVILLE AS PER MEMORANDUM OF AGREEMENT MADE ON NOVEMBER 1949, REGISTERED AS INSTRUMENT # 432022 ON MAY 20, 1979 UNDER PART 2, PLAN 208-2833.
6. **PARKING SPACES**  
THERE ARE 104 PARKING SPACES PROVIDED INCLUDING 2 PARKING SPACES.
7. **ZONING**  
TO BE DETERMINED BY THE ZONING DEPARTMENT OF THE TOWN OF OAKVILLE.

**DATE OF REAL PROPERTY REPORT - PARTS 1 AND 2**  
**PLAN OF**  
**PART OF LOT 15**  
**CONCESSION 3 SOUTH OF DUNDAS STREET**  
 (TOWNSHIP OF TRAFALGAR)  
**TOWN OF OAKVILLE**  
**REGIONAL MUNICIPALITY OF HALTON**  
 SCALE 1:300  
 GRAPHIC SCALE - METERS

**IDENTIFICATION OF ORIGINAL LAND SURVEYORS**  
 AS OF DATE OF THIS PLAN  
**1378508**  
  
 THE PLAN IS NOT VALID UNLESS IT IS REGISTERED WITH THE SURVEYORS ACT AND THE SURVEYORS ACT IS IN FORCE.



**LEGEND**

BOUNDARY OF SUBJECT LANDS BOUNDARY OF ADJOINING LANDS BOUNDARY OF TOWN OF OAKVILLE BOUNDARY OF TOWNSHIP OF TRAFALGAR BOUNDARY OF CONCESSION 3 SOUTH OF DUNDAS STREET BOUNDARY OF LOT 15 BOUNDARY OF LOT 16 BOUNDARY OF LOT 17 BOUNDARY OF LOT 18 BOUNDARY OF LOT 19 BOUNDARY OF LOT 20 BOUNDARY OF LOT 21 BOUNDARY OF LOT 22 BOUNDARY OF LOT 23 BOUNDARY OF LOT 24 BOUNDARY OF LOT 25 BOUNDARY OF LOT 26 BOUNDARY OF LOT 27 BOUNDARY OF LOT 28 BOUNDARY OF LOT 29 BOUNDARY OF LOT 30 BOUNDARY OF LOT 31 BOUNDARY OF LOT 32 BOUNDARY OF LOT 33 BOUNDARY OF LOT 34 BOUNDARY OF LOT 35 BOUNDARY OF LOT 36 BOUNDARY OF LOT 37 BOUNDARY OF LOT 38 BOUNDARY OF LOT 39 BOUNDARY OF LOT 40 BOUNDARY OF LOT 41 BOUNDARY OF LOT 42 BOUNDARY OF LOT 43 BOUNDARY OF LOT 44 BOUNDARY OF LOT 45 BOUNDARY OF LOT 46 BOUNDARY OF LOT 47 BOUNDARY OF LOT 48 BOUNDARY OF LOT 49 BOUNDARY OF LOT 50 BOUNDARY OF LOT 51 BOUNDARY OF LOT 52 BOUNDARY OF LOT 53 BOUNDARY OF LOT 54 BOUNDARY OF LOT 55 BOUNDARY OF LOT 56 BOUNDARY OF LOT 57 BOUNDARY OF LOT 58 BOUNDARY OF LOT 59 BOUNDARY OF LOT 60 BOUNDARY OF LOT 61 BOUNDARY OF LOT 62 BOUNDARY OF LOT 63 BOUNDARY OF LOT 64 BOUNDARY OF LOT 65 BOUNDARY OF LOT 66 BOUNDARY OF LOT 67 BOUNDARY OF LOT 68 BOUNDARY OF LOT 69 BOUNDARY OF LOT 70 BOUNDARY OF LOT 71 BOUNDARY OF LOT 72 BOUNDARY OF LOT 73 BOUNDARY OF LOT 74 BOUNDARY OF LOT 75 BOUNDARY OF LOT 76 BOUNDARY OF LOT 77 BOUNDARY OF LOT 78 BOUNDARY OF LOT 79 BOUNDARY OF LOT 80 BOUNDARY OF LOT 81 BOUNDARY OF LOT 82 BOUNDARY OF LOT 83 BOUNDARY OF LOT 84 BOUNDARY OF LOT 85 BOUNDARY OF LOT 86 BOUNDARY OF LOT 87 BOUNDARY OF LOT 88 BOUNDARY OF LOT 89 BOUNDARY OF LOT 90 BOUNDARY OF LOT 91 BOUNDARY OF LOT 92 BOUNDARY OF LOT 93 BOUNDARY OF LOT 94 BOUNDARY OF LOT 95 BOUNDARY OF LOT 96 BOUNDARY OF LOT 97 BOUNDARY OF LOT 98 BOUNDARY OF LOT 99 BOUNDARY OF LOT 100	BOUNDARY OF TOWN OF OAKVILLE BOUNDARY OF TOWNSHIP OF TRAFALGAR BOUNDARY OF CONCESSION 3 SOUTH OF DUNDAS STREET BOUNDARY OF LOT 15 BOUNDARY OF LOT 16 BOUNDARY OF LOT 17 BOUNDARY OF LOT 18 BOUNDARY OF LOT 19 BOUNDARY OF LOT 20 BOUNDARY OF LOT 21 BOUNDARY OF LOT 22 BOUNDARY OF LOT 23 BOUNDARY OF LOT 24 BOUNDARY OF LOT 25 BOUNDARY OF LOT 26 BOUNDARY OF LOT 27 BOUNDARY OF LOT 28 BOUNDARY OF LOT 29 BOUNDARY OF LOT 30 BOUNDARY OF LOT 31 BOUNDARY OF LOT 32 BOUNDARY OF LOT 33 BOUNDARY OF LOT 34 BOUNDARY OF LOT 35 BOUNDARY OF LOT 36 BOUNDARY OF LOT 37 BOUNDARY OF LOT 38 BOUNDARY OF LOT 39 BOUNDARY OF LOT 40 BOUNDARY OF LOT 41 BOUNDARY OF LOT 42 BOUNDARY OF LOT 43 BOUNDARY OF LOT 44 BOUNDARY OF LOT 45 BOUNDARY OF LOT 46 BOUNDARY OF LOT 47 BOUNDARY OF LOT 48 BOUNDARY OF LOT 49 BOUNDARY OF LOT 50 BOUNDARY OF LOT 51 BOUNDARY OF LOT 52 BOUNDARY OF LOT 53 BOUNDARY OF LOT 54 BOUNDARY OF LOT 55 BOUNDARY OF LOT 56 BOUNDARY OF LOT 57 BOUNDARY OF LOT 58 BOUNDARY OF LOT 59 BOUNDARY OF LOT 60 BOUNDARY OF LOT 61 BOUNDARY OF LOT 62 BOUNDARY OF LOT 63 BOUNDARY OF LOT 64 BOUNDARY OF LOT 65 BOUNDARY OF LOT 66 BOUNDARY OF LOT 67 BOUNDARY OF LOT 68 BOUNDARY OF LOT 69 BOUNDARY OF LOT 70 BOUNDARY OF LOT 71 BOUNDARY OF LOT 72 BOUNDARY OF LOT 73 BOUNDARY OF LOT 74 BOUNDARY OF LOT 75 BOUNDARY OF LOT 76 BOUNDARY OF LOT 77 BOUNDARY OF LOT 78 BOUNDARY OF LOT 79 BOUNDARY OF LOT 80 BOUNDARY OF LOT 81 BOUNDARY OF LOT 82 BOUNDARY OF LOT 83 BOUNDARY OF LOT 84 BOUNDARY OF LOT 85 BOUNDARY OF LOT 86 BOUNDARY OF LOT 87 BOUNDARY OF LOT 88 BOUNDARY OF LOT 89 BOUNDARY OF LOT 90 BOUNDARY OF LOT 91 BOUNDARY OF LOT 92 BOUNDARY OF LOT 93 BOUNDARY OF LOT 94 BOUNDARY OF LOT 95 BOUNDARY OF LOT 96 BOUNDARY OF LOT 97 BOUNDARY OF LOT 98 BOUNDARY OF LOT 99 BOUNDARY OF LOT 100
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**DEARING NOTE**  
 ALL BOUNDARY BEARINGS AND DISTANCES ARE REFERRED TO THE BEARING AND DISTANCE OF THE BOUNDARY OF LOT 15. THE BEARING AND DISTANCE OF THE BOUNDARY OF LOT 15 IS AS SHOWN ON THE PLAN.

**CLIENT'S NOTE**  
 THE SURVEY AND MEASUREMENTS WERE MADE BY THE SURVEYORS AND THE SURVEYORS ACCEPTS THE RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.

**FRED G. CUNNINGHAM INCORPORATED**  
 ONTARIO LAND SURVEYORS  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T7  
 PHONE (416) 291-3447  
 FAX (416) 291-3448  
 TOLL FREE 1-800-387-2111

# PROPOSED REDEVELOPMENT PLAN



## 627 Lyons Lane

OAKVILLE, ONTARIO

PROPOSED RESIDENTIAL DEVELOPMENT

Sheet List		
Sheet Number	Sheet Name	Sheet Issue#

11 REZONING		
dA0	Cover Sheet	
dA1		
dA1.1	Context Map and Statistics	
dA1.2	Survey	
dA1.3	Site Plan	
dA2		
dA2.1	Floor Plan - Level P3	
dA2.2	Floor Plan - Level P2	
dA2.3	Floor Plan - Level P1	
dA2.4	Floor Plan - Level 1	
dA2.5	Floor Plan - Mezzanine	
dA2.6	Floor Plan - Level 2-3	
dA2.8	Floor Plan - Level 4-7	
dA2.11	Floor Plan - Level 8 - 26	
dA2.13	Floor Plan - Level MPH	
dA2.14	Floor Plan - Level Roof Plan	
dA3		
dA3.1	Elevation - East	
dA3.2	Elevation - North	
dA3.3	Elevation - West	
dA3.4	Elevation - South	
dA4		
dA4.1	Building Sections	
dA5		
dA5.2	Sun/Shadow Diagram - June	
dA5.1	Sun/Shadow Diagram - March / September	
dA5.3	Sun/Shadow Diagram - December	
dA6		
dA6.3	Perspectives	
dA6.1	3D Perspective Views	
dA6.2	3D Perspective Views	
dA5.4	3D Perspective Views	

### LIST OF CONSULTANTS

#### ARCHITECT

**KIRKOR ARCHITECTS AND PLANNERS**  
20 DeBoers Drive, #400  
Toronto, Ontario, M3J 0H1  
T: 416-665-0060  
Contact: Adrienne Lee

#### PLANNER

**DAVID NELSON PLANNING CONSULTANT**  
382 Bartos Drive  
Oakville, Ontario, L6L 3E6  
T: 905-580-9431  
Contact: David Nelson

#### CIVIL ENGINEER

**VALDOR ENGINEERING INC.**  
741 Rowtree Dairy Road, Suite 2  
Woodbridge, Ontario, L4L 59  
T: 905-264-0054 ext. 224  
Contact: David Gugovaz

#### LANDSCAPE ARCHITECT

**ADESSO DESIGN INC.**  
218 Locke Street South, 2nd floor  
Hamilton, Ontario, L8P 4B4  
T: 905-526-8876  
Contact: Mario Pattucci, Christina Vannell

#### TRAFFIC CONSULTANT

**PARADIGM TRAFFIC SOLUTIONS**  
5A- 150 Penobscot Road  
Cambridge, Ontario, N1R 8J8  
Contact: Adam Makarewicz

#### ACOUSTIC ENGINEER

**HGC ENGINEERING**  
2000 Argenta Road, Plaza One, Suite 203  
Mississauga, Ontario, L5N 1P7  
Contact: Sheeba Paul

#### SURVEYOR

**CUNNINGHAM MCCONNELL LTD.**  
1200 Speers Road,  
Oakville, Ontario, L6L 2X4  
T: 905-845-3497  
Contact: Bob McConnell

#### AIR QUALITY CONSULTANT

**BCX ENVIRONMENTAL CONSULTING**  
109 Main Street South  
Newmarket, Ontario, L3Y 3Y8  
Contact: Bridget Mills

#### SOIL CONSULTANT

**ALTECH ENVIRONMENTAL CONSULTING LTD.**  
789 Don Mills Road, Suite 403  
Toronto, Ontario, M3C 1T5  
Contact: Naveed Rehman

#### GEOTECHNICAL CONSULTANT

**GOLDER**  
210 Sheldon Drive,  
Cambridge, Ontario, N1T 1A8  
Contact: Dan Urahn



FOR MORE INFORMATION PLEASE CONTACT:



**RAMAN DUA**

Broker

905.459.7900



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Realtor ®

647.969.4924



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