

OFFICE BUILDING FOR SALE - OAKVILLE

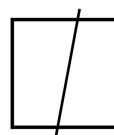


## FOR SALE | OFFICE BUILDING

2914 South Sheridan Way, Oakville, ON L6J7J8

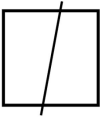
**LINDA LOFTUS**  
SIOR, CCIM, CIPS, MRICS, FEA, Broker  
705.735.2246  
linda@squarefoot.ca

**SHANNON MACINTYRE**  
SIOR, CCIM - Broker  
705.735.2246 x423  
shannon@squarefoot.ca



**SUTTON GROUP INCENTIVE REALTY INC., BRKG\*** | 80 MAPLE AVENUE | BARRIE, ON L4N 1R8 | 705.735.2246 | SQUAREFOOT.CA

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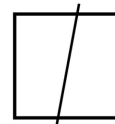
**Linda Loftus**

**Shannon MacIntyre**

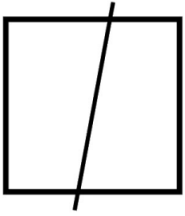
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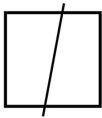






## PROPERTY INFORMATION





## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$1,650,000
Building Size:	6,115 SF
Available SF:	2,022 SF
Lot Size:	0.078 Acres
Number of Units:	4
Price / SF:	\$269.83
Cap Rate:	3.67%
NOI:	\$60,529
Year Built:	1988
Zoning:	E4-143
Market:	Halton Region
Submarket:	Oakville

## PROPERTY OVERVIEW

Three-storey office building. Each floor is approximately 2,022 SF with one floor available for an OWNER/USER/INVESTOR.

All brick building built in 1988 and extremely well maintained. Recent capital expenditures are summarized further in this information.

Location is ideal:  
20 minutes west of the Toronto Pearson International Airport,  
4.3 km from Clarkson Go Station &  
8.5 km from Oakville Go Station.

The building is situated in an established business park with ample shared (co-owned) parking.

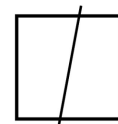
Estimated 2021 CAM of \$11.00 / SF - expenses are 100% recoverable.

The adjoining building, 2916 South Sheridan Way can also be purchased for a combined total size of 12,355 SF. Review the Combined Rent Rolls page for more details. Some leases have escalations - see Leases under Documents.

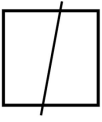
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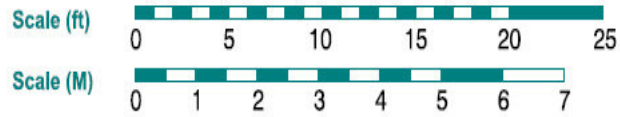




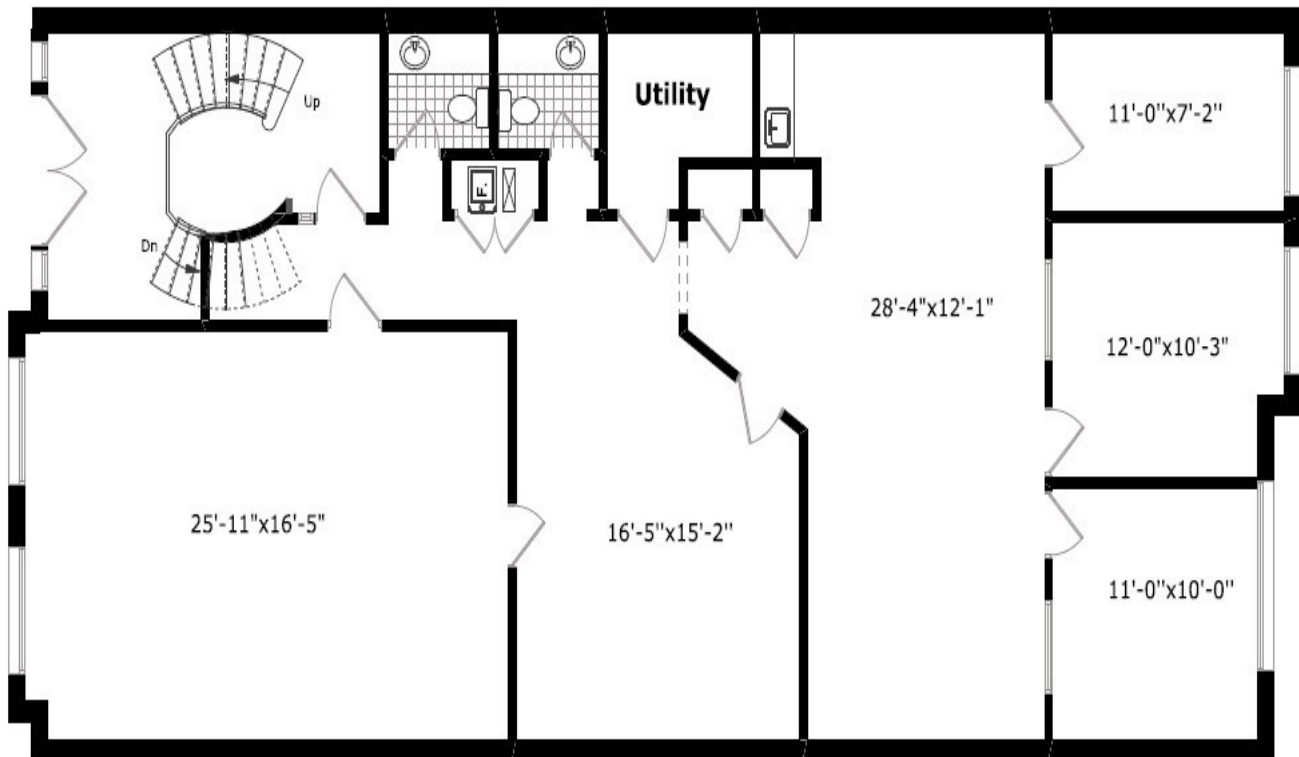


## FLOOR PLANS

## 2914 South Sheridan Way



March 2020



## Level 1 Floor Plan

Unit 2914 = 2,022.1 sq. ft.

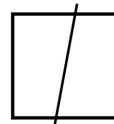


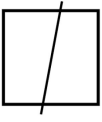
Measurements may not be 100% accurate. Floor Plans provided for illustrative purpose only. Room size not used to calculate area.

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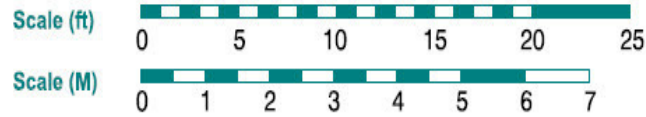
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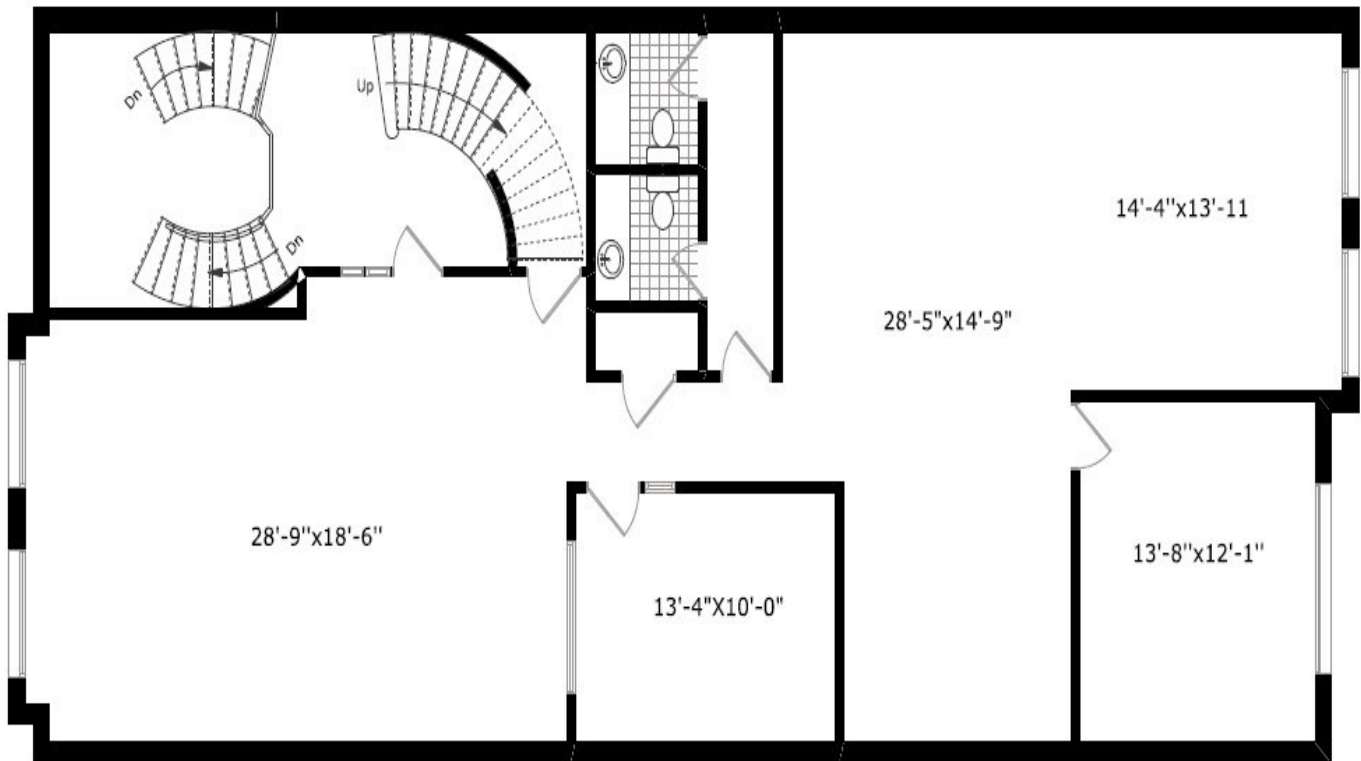


## FLOOR PLANS

## 2914 South Sheridan Way



March 2020



## Level 2 Floor Plan

Unit 2914 = 2,022.1 sq. ft.

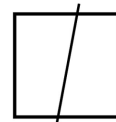


Measurements may not be 100% accurate. Floor Plans provided for illustrative purposes only. Room sizes not used to calculate area.

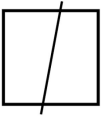
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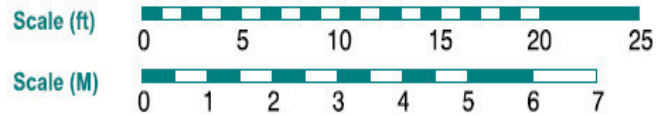




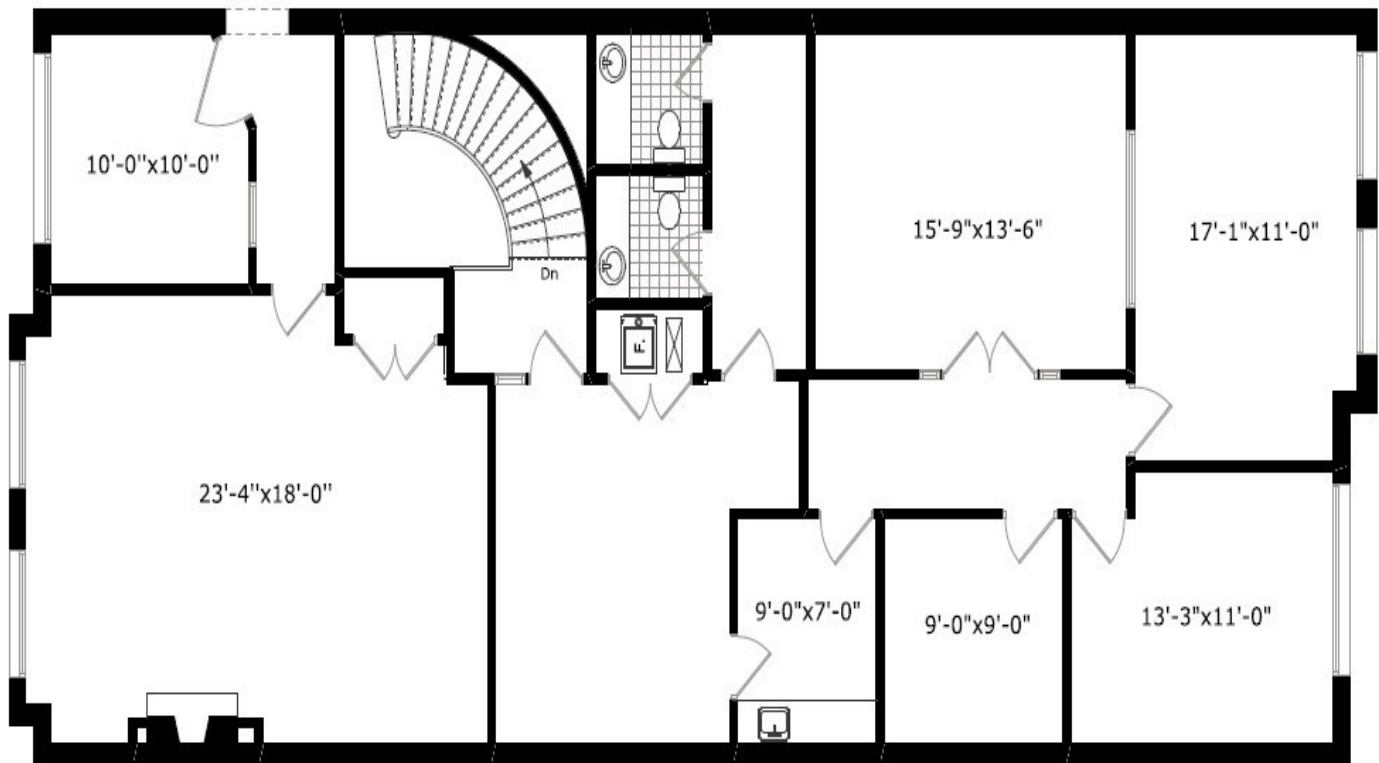


## FLOOR PLANS

## 2914 South Sheridan Way



March 2020



## Level 3 Floor Plan

Unit 2914 = 2,022.1 sq. ft.

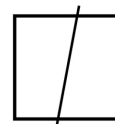


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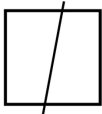
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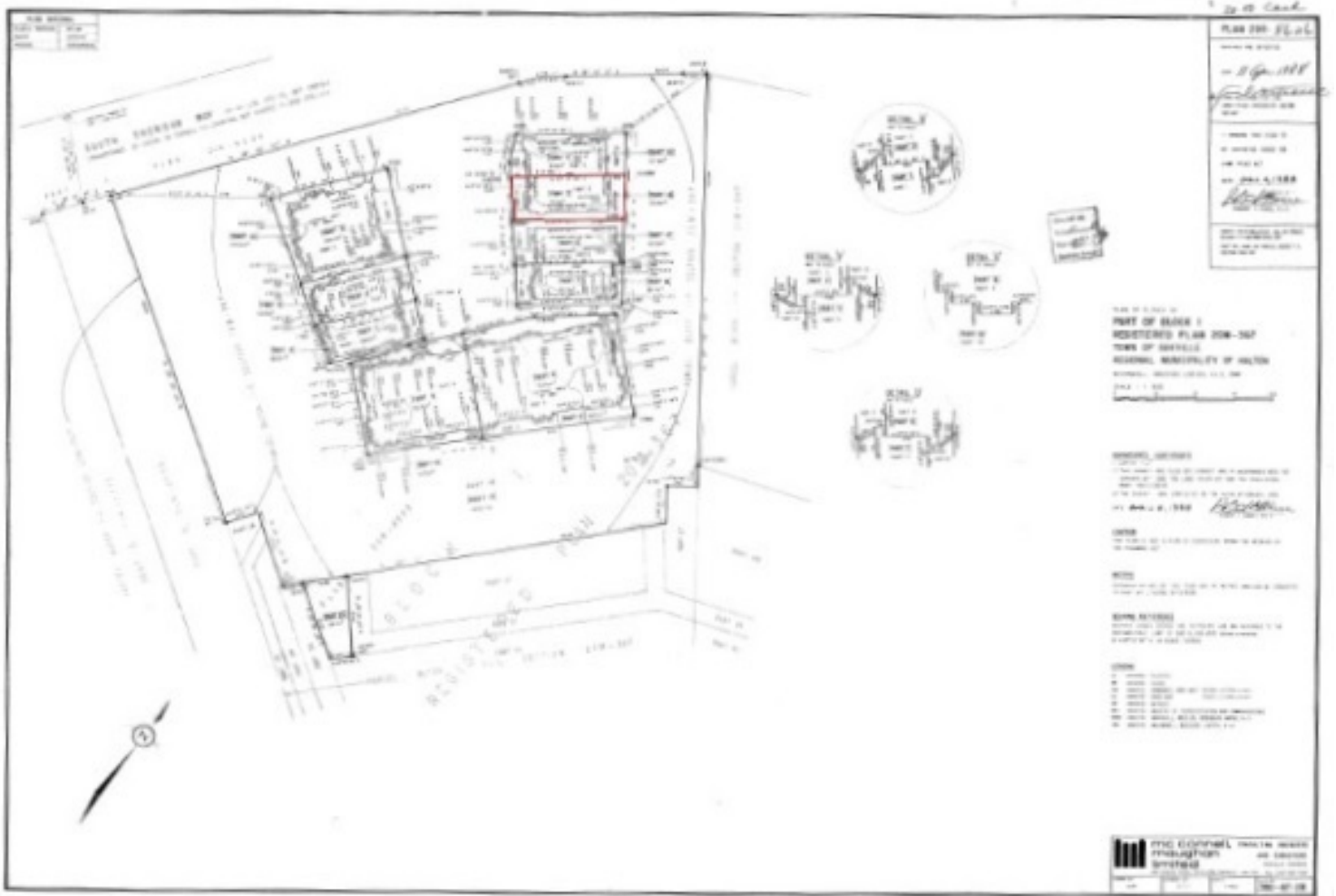


SIOR





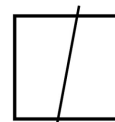
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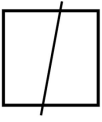
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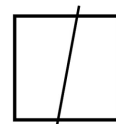
SITE PLAN



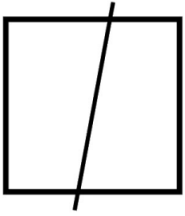
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SECTION 2

# OAKVILLE ZONING



Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

# Employment Zones

## 10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

*Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.*

## 10.2 Permitted Uses

Uses permitted in the Employment Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones (2017-025)				
	E1	E2	E3	E4
Adult entertainment establishment		✓ (4)(10)	✓ (4)(10)	
Art gallery (2016-023)	✓ (5)	✓ (6)(7)		✓
Business office	✓	✓	✓ (1)	✓
Bulk storage facility			✓	
Commercial school (PL140317)	✓	✓		✓
Commercial self-storage		✓	✓	✓
Community centre				✓
Conservation use	✓	✓	✓	✓
Contractors establishment	✓	✓	✓	✓
Day care (PL140317)	✓ (5)(17)	✓ (17)		✓ (17)
Drive-through facility	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
Dry cleaning depot (PL140317)	✓ (5)			✓
Dry cleaning/laundry establishment (PL140317)		✓	✓	
Emergency service facility	✓	✓	✓	✓
Financial institution	✓ (5)	✓ (6)(7)		✓
Food bank	✓	✓		✓
Food production	✓ (2)	✓		✓
Funeral home				✓
Hotel	✓	✓		✓
Manufacturing	✓ (2)	✓	✓	
Medical office	✓	✓		✓
Motor vehicle body shop				✓ (8)(13)
Motor vehicle dealership				✓ (8)(14)
Motor vehicle rental facility				✓ (13)(14)
Motor vehicle repair facility				✓ (13)
Motor vehicle service station				✓ (15)
Motor vehicle storage compound			✓	
Motor vehicle washing facility				✓ (8)(16)

# Employment Zones

<b>Table 10.2: Permitted Uses in the Employment Zones (2017-025)</b>				
	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>E4</b>
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Outside processing</i>			✓	
<i>Outside storage</i>		✓	✓	
<i>Park, public</i>	✓	✓	✓	✓
<i>Parking area, heavy vehicle</i>		✓	✓	
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Place of worship (PL140317)</i>	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
<i>Public hall</i>	✓	✓		✓
<i>Public works yard</i>		✓	✓	
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop (2017-025)</i>	✓ (2)	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>School, private (PL140317)</i>	✓	✓ (17)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Stormwater management facility</i>	✓	✓	✓	✓
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Training facility</i>	✓	✓	✓	✓
<i>Transportation terminal</i>			✓	
<i>Veterinary clinic (PL140317)</i>		✓		✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	

## Additional Regulations for Permitted Uses Table 10.2

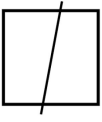
1. Permitted only in conjunction with another permitted use and shall not exceed a maximum of 25% of the *net floor area* on the lot.
2. Permitted only where the use legally existed on the lot on the effective date of this By-law.
3.
  - a) The maximum *net floor area* for an accessory retail store and showroom shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main use or 250.0 square metres (PL140317); and,

*Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.*



## Special Provisions

<div>143 (Old 457)</div> <div>Map 19(17)</div>	<div>2892-2920 South Sheridan Way (Part of Lot 1, Concession 1 S.D.S.)</div>	<div>Parent Zones: E1, E4</div> <div>(1987-43) (2000-077)</div>
15.143.1 Special Site Provisions		
The following additional provision applies:		
a)	All lands subject to this special provision shall be considered to be one <i>lot</i> for the purposes of applying the standards of this By-law.	



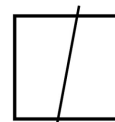
## ZONING MAP

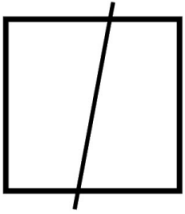


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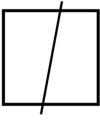




SECTION 3

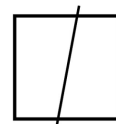
# FINANCIAL ANALYSIS

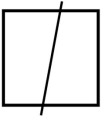




## RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING
Tenant #1	2,022		\$0	33.07
Tenant #2	2,022	10/31/2024	\$28,308	33.07
Tenant #3	771	12/31/2022	\$12,722	12.61
Tenant #4	1,300	3/31/2022	\$19,500	21.26
Totals/Averages	6,115		\$60,530	

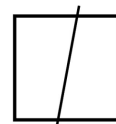


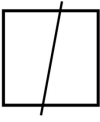


## CAPITAL EXPENSES

Capital Expenditures for 2014 S Sheridan Way - Oakville

Item	Amount	Date
Roof Replacement	\$15,750	2018
Chimneys replaced	\$5,000	2018
Main A/C unit replaced	\$12,500	2012
Window Replacement (80%)	\$17,000	2015
Front Doors and Frames	\$6,400	2019
Front steps, platforms & railings	\$5,000	2013





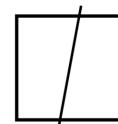
## COMBINED RENT ROLLS

**Rent Roll - 2914 South Sheridan Way - Oakville**

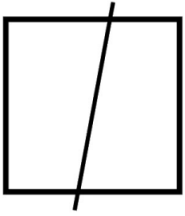
	Unit Size	Lease End	Annual Rent	% of Building
Vacant	2,022		\$ -	33.33%
Tenant #2	2,022	10/31/24	\$ 28,308.00	33.33%
Tenant #3	771	12/31/22	\$ 12,721.50	11.90%
Tenant #4	1,300	03/31/22	\$ 19,500.00	21.44%
	6,115		\$ 60,529.50	100.00%

**Rent Roll - 2916 South Sheridan Way - Oakville**

	Unit Size	Lease End	Annual Rent	% of Building
Vacant	808		\$ -	12.95%
Tenant #2	1,272	07/31/24	\$ 18,444.00	20.39%
Tenant #3	2,080	11/14/23	\$ 29,120.00	33.33%
Tenant #4	2,080	12/31/22	\$ 33,363.20	33.33%
	6,240		\$ 80,927.20	100.00%



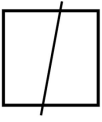




## SECTION 4

# LOCATION & PHOTOS





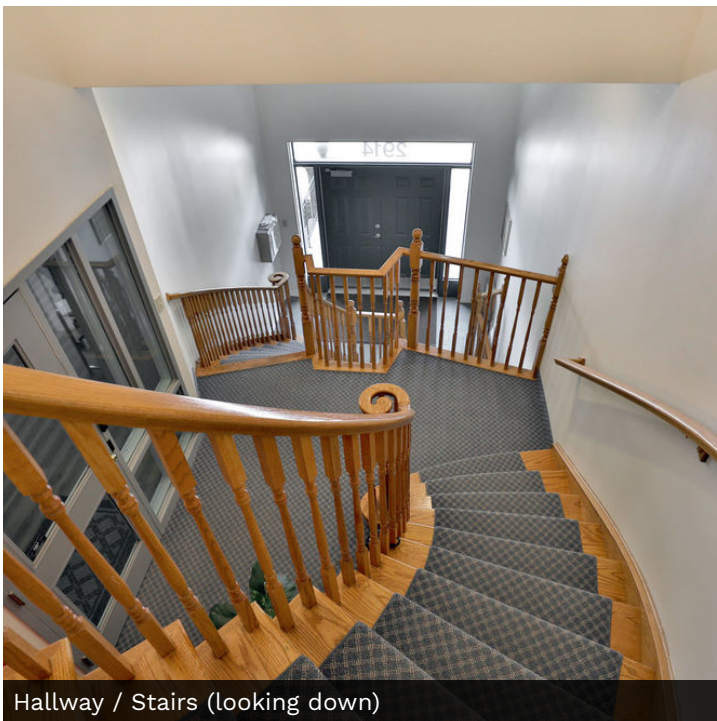
ADDITIONAL PHOTOS



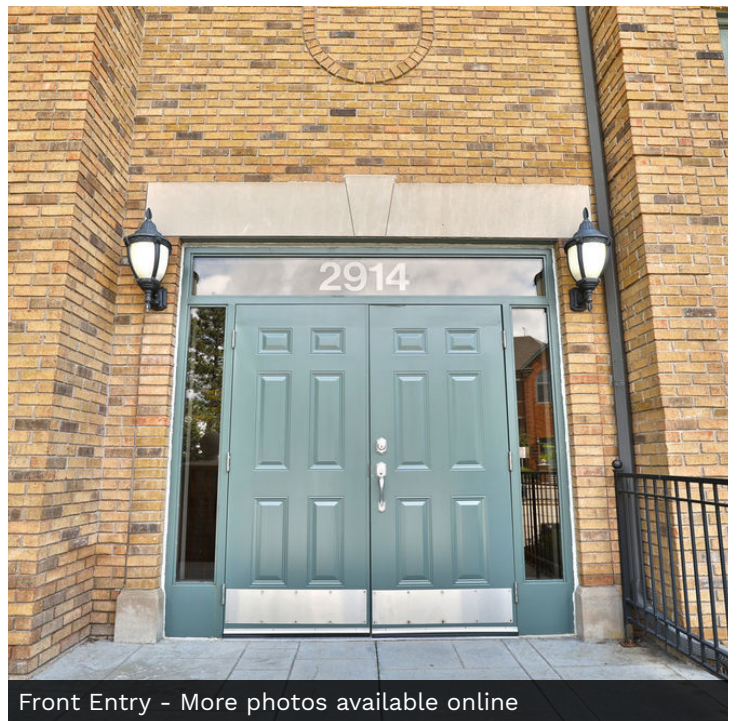
2914 & 2916 South Sheridan Way



Hallway / Stairs (looking up)



Hallway / Stairs (looking down)

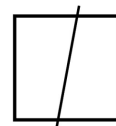


Front Entry - More photos available online

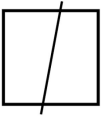
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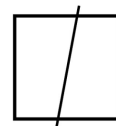
## ADDITIONAL PHOTOS



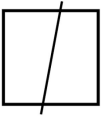
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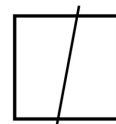
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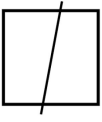
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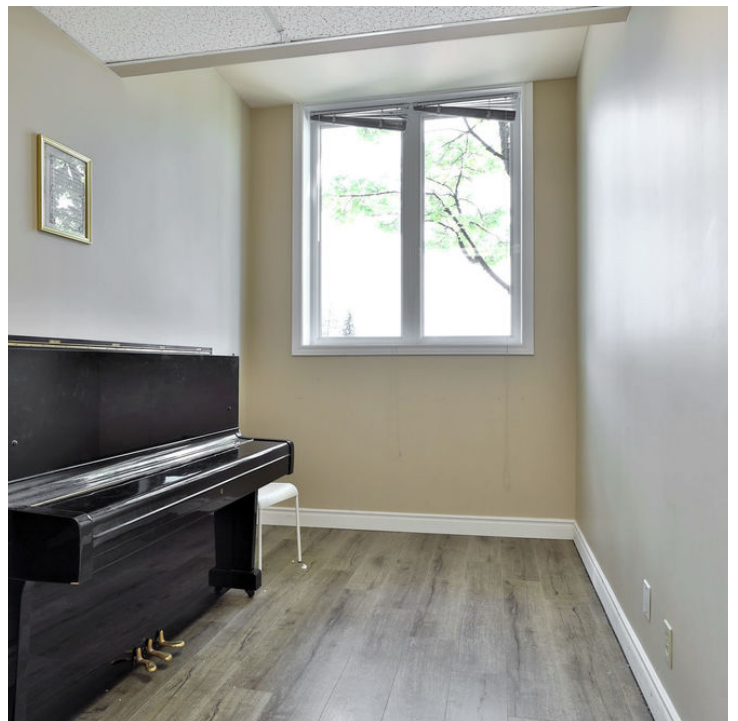
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## ADDITIONAL PHOTOS



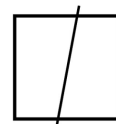
ADDITIONAL PHOTOS



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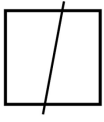
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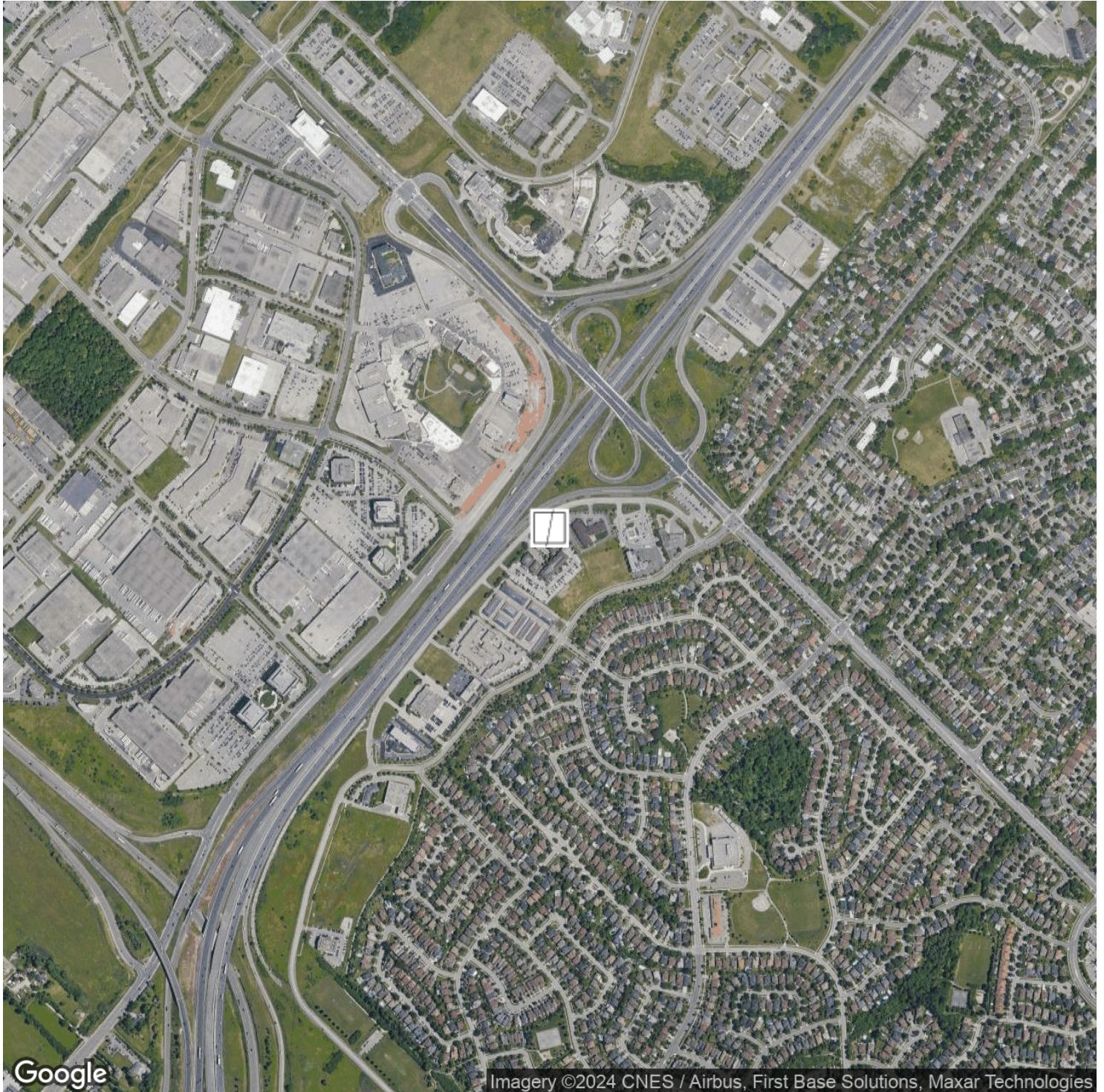


ADDITIONAL PHOTOS





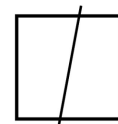
AERIAL MAPS



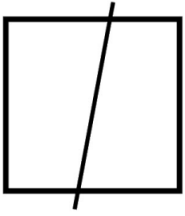
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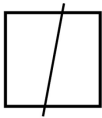
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## ADVISOR BIOS



LINDA LOFTUS

**LINDA LOFTUS**

SIOR, CCIM, CIPS, MRICS, FEA, Broker

linda@squarefoot.ca

**Direct:** 705.735.2246 | **Cell:** 705.791.5405**PROFESSIONAL BACKGROUND**

Linda has 40 years of experience specializing in commercial and investment real estate sales and leasing. Although her local market is largely Simcoe County, her network expands across 630 cities in 30 countries. Linda has been president of local and provincial professional organizations and has participated in policy development for commercial real estate at the national level. Linda was the first female in Canada to hold both the SIOR and CCIM designations, a fact she finds appalling in this time and age.

Linda brings to the advisory team a keen interest and expertise in local real estate development. She has worked with many large developers over the last 38 years providing advisory as well as brokerage based services. She is known locally for her in-depth knowledge of trends, gaps and opportunities as a result of statistical review and analysis of market dynamics. Her clients have included HydroOne, North American (Park Place), Rose Corporation, McDonalds as well as the Simcoe County District School Board. Linda has completed numerous market studies on behalf of clients looking to expand their businesses, create succession plans and repurpose functionally obsolete real estate assets.

Linda further brings a background in library science to the real estate industry, having worked for the County of Simcoe in the Regional Library in cataloguing, research and inter-library loan.

Her in-depth fact finding and analysis as a result of her earlier training has been instrumental in advocating market opportunities in her local area for safe, sane and sustainable real estate development.

Linda works in conjunction with Shannon MacIntyre, CCIM SIOR - Broker, who specializes in Contract and Negotiations, and Ashley Polischuk, B.Comm CCIM - Broker, who specializes in research and marketing, and Beth Lambert, Sales Representative, New Business Development.

**EDUCATION**

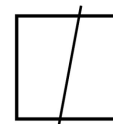
Completed many of the international courses offered to commercial real estate agents, including the prestigious CCIM (Certified Commercial Investment Member - 1991), SIOR (SCertified Commercial Investment Member - 2005), CIPS (Certified International Property Specialist - 2012), MRICS (Royal Institution of Chartered Surveyors - 2012) and iFEA (Institute of Family Enterprise Advisors - 2016).

She brings to her local market the best practices of these international organizations. She is the only Realtor north of Toronto to carry these designations.

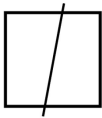
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LINDA LOFTUS



## SHANNON MACINTYRE



## SHANNON MACINTYRE

SIOR, CCIM - Broker

shannon@squarefoot.ca

Direct: 705.735.2246 x423 | Cell: 705.796.3668

## PROFESSIONAL BACKGROUND

Received Sales License in 2007, became a Commercial Real Estate Broker in 2013. Currently licensed through Sutton Group Incentive Realty Inc., Brokerage. Shannon specializes in feasibility analysis and market intelligence along with tenant and client retention. However, Shannon's main focus is on off market Industrial and Commercial sales. She also has expertise in Estate Planning as it pertains to different asset classes.

Shannon has maintained community roles such as Chair of Economic Advisory Committee for Innisfil (2012-2016) was the former President for The Greater Innisfil Chamber of Commerce (2012-2016) and continues to be a director of the board. In the past, Shannon worked as a Commercial and Residential Property Manager (2001 to 2006). This involved every aspect of the development portfolio from renovations, new builds, demolition and building permits. She managed residential and commercial properties, worked closely with a local developer and municipal staff.

Shannon works in conjunction with Linda Loftus, CCIMSIOR CIPS MRICS FEA - Broker, who specializes in Business Development, and Ashley Polischuik, B.Comm CCIM - Broker, who specializes in research and marketing and Beth Lambert, Sales Representative and New Business Development.

## EDUCATION

Completed CCIM (Certified Commercial Investment Member®) Designation 2011. CCIM is an internationally recognized designation. Successfully completed the comprehensive exam and required transaction volume prior to receiving the designation.

Shannon's CCIM training has provided skill sets for accurately measuring investment value and performance of a given property, understanding the time value of money, determining a regions economic advantage as well as knowing how to analyze and identify the benefits of leasing vs. buying.

Shannon has most recently received her SIOR (Society of Industrial and Office Realtors) designation in September 2018.

Shannon studied Environmental Engineering Technology at Georgian College in 1995.

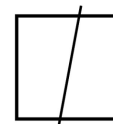
## MEMBERSHIPS

CCIM (Certified Commercial and Investment Member), SIOR (Society of Industrial and Office Realtors), BCA (Barrie Construction Association). Simcoe County Home Builders Association, Barrie & District Association of Realtors.

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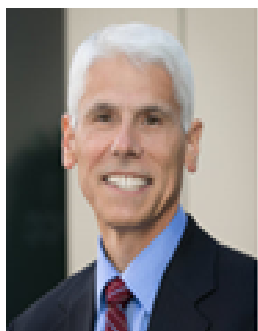
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## RAY LYONS

**G. Raymond Lyons, B.A.**

SIOR, CCIM MRICS- Broker

raylyons.realtyadvisors@bell.net

**Direct:** 905.607.0012 | **Cell:** 416.994.0470**PROFESSIONAL BACKGROUND**

Primary focus has been in the industrial real estate field in a brokerage capacity dealing with leases and sales of both existing buildings and new construction. Many projects included site selection and design build solutions for clients. Examples of design build assignments include the Canadian head office / distribution facility for a Fortune 500 clothing retailer, an OEM facility dedicated to repairing laptops, a computer hosting site with two phases totaling 400,000 square feet, pharmaceutical and medical supply distribution buildings, as well as a food ingredient facility with extensive interior improvements. Additional assignments include a 50-acre site selection for a tier one automotive parts supplier and numerous assignments to secure industrial warehouse facilities.

Over the years Ray has developed excellent working relationships with planning consultants, zoning experts, and environmental engineers. In consultations with the client, the appropriate team is assembled for the assignment.

**EDUCATION**

**SIOR** - The Society of Industrial and Office Realtors was founded in 1941 and awards the designation SIOR to members who have achieved rigid professional and ethical standards and have a proven track record of experience. There are in excess of 3,300 SIOR professionals in 685 cities across 36 countries worldwide. Past Regional Director for Canada and member of the Board of Directors of the Washington D.C. based Society. Past chairman of the SIOR International Advisory Council. Twice recipient of the SIOR Largest International Transaction award.

**CCIM** - The CCIM Institute of Commercial Real Estate (established in 1969) has awarded the designation Certified Commercial Investment Member (CCIM) to over 35,000 professionals in 1,000 cities in North America and 30 other countries. Designees must demonstrate a depth of experience in the commercial investment field. Past Toronto Chapter President.

**MRICS** - The Royal Institute of Chartered Surveyors (RICS) roots go back to 1792 in London, England and currently over 130,000 members in 146 countries hold the designation. There are only 3,400 members in Canada, USA, and the Caribbean. The organization administers real estate profession qualifications through universities in the UK and Member Royal Institute of Chartered Surveyors (MRICS) is the recognized qualification for real estate professionals in several European and other international markets. Both an academic program and experience are part of the qualification process.

**CORPORATE ORGANIZATION**

G. Raymond Lyons is President of REALTY ADVISORS LTD., BROKERAGE which is a partner in CORFAC International. Realty Advisors Ltd./ CORFAC International is a client centered real estate brokerage company operating in the Greater Toronto area and represents CORFAC International in this market. Our company data base covers all industrial land and buildings listed throughout the Greater Toronto market.

International Past President of CORFAC International.

\*In addition to the above, Ray is a past member of *Economic Development Council of Ontario & SCL Canada (Supply Chain Logistics)*

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2275 Upper Middle Road E, Unit 101

Oakville, ON L6H 0C8

905.607.0012

