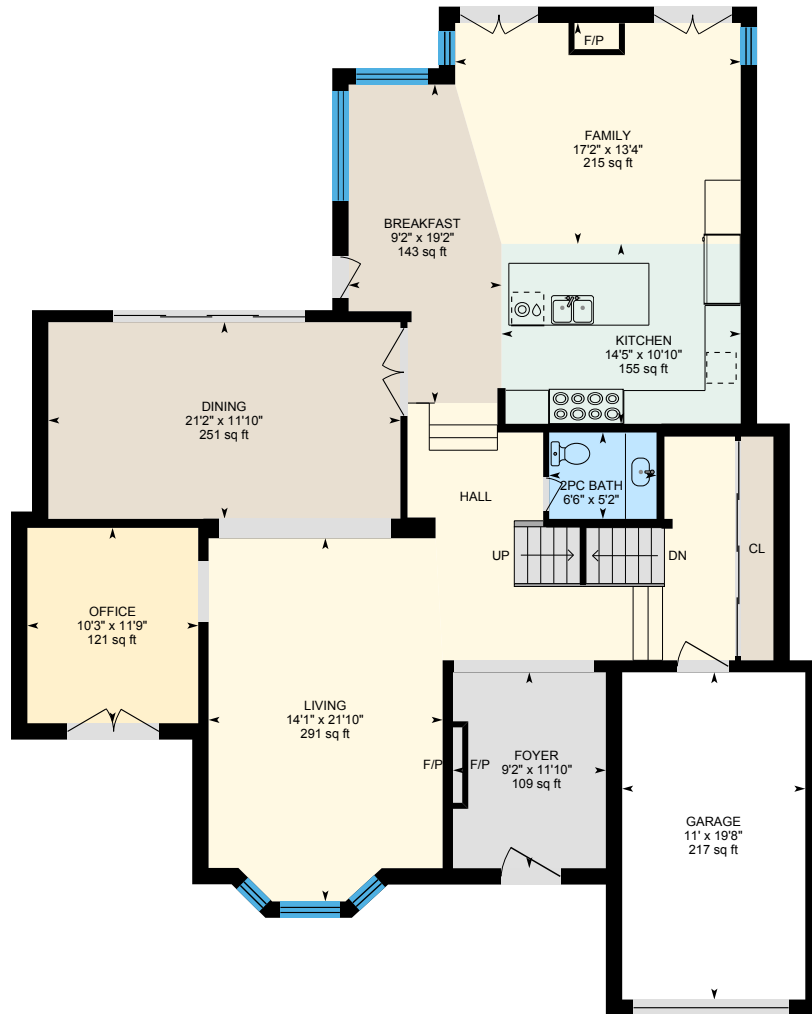
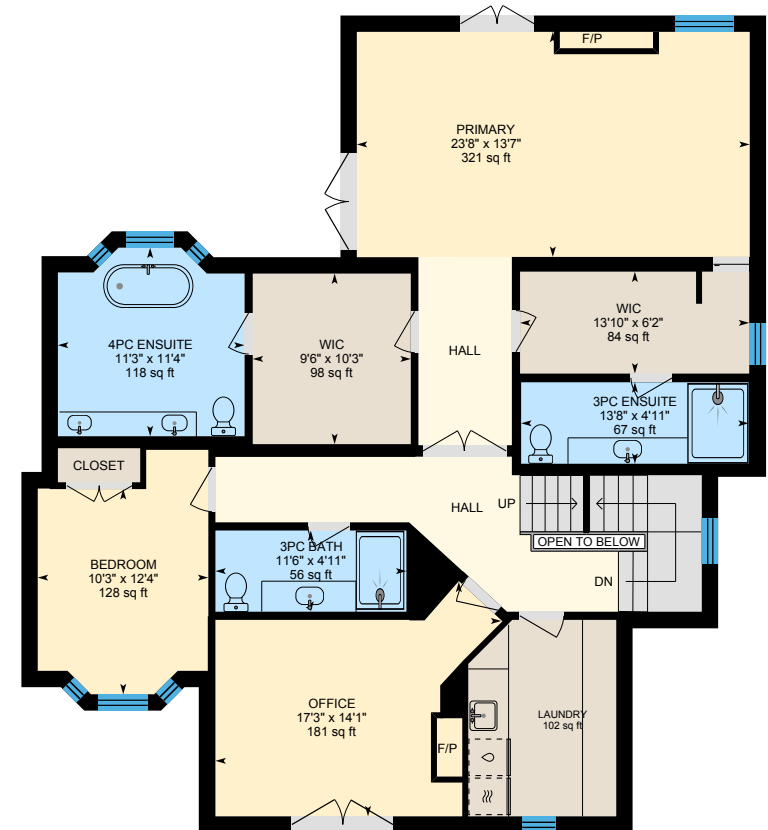


46 Balsam Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 4574.95 sq ft



Main Floor
Exterior Area 1832.45 sq ft



2nd Floor
Exterior Area 1703.90 sq ft

0 5 10
ft

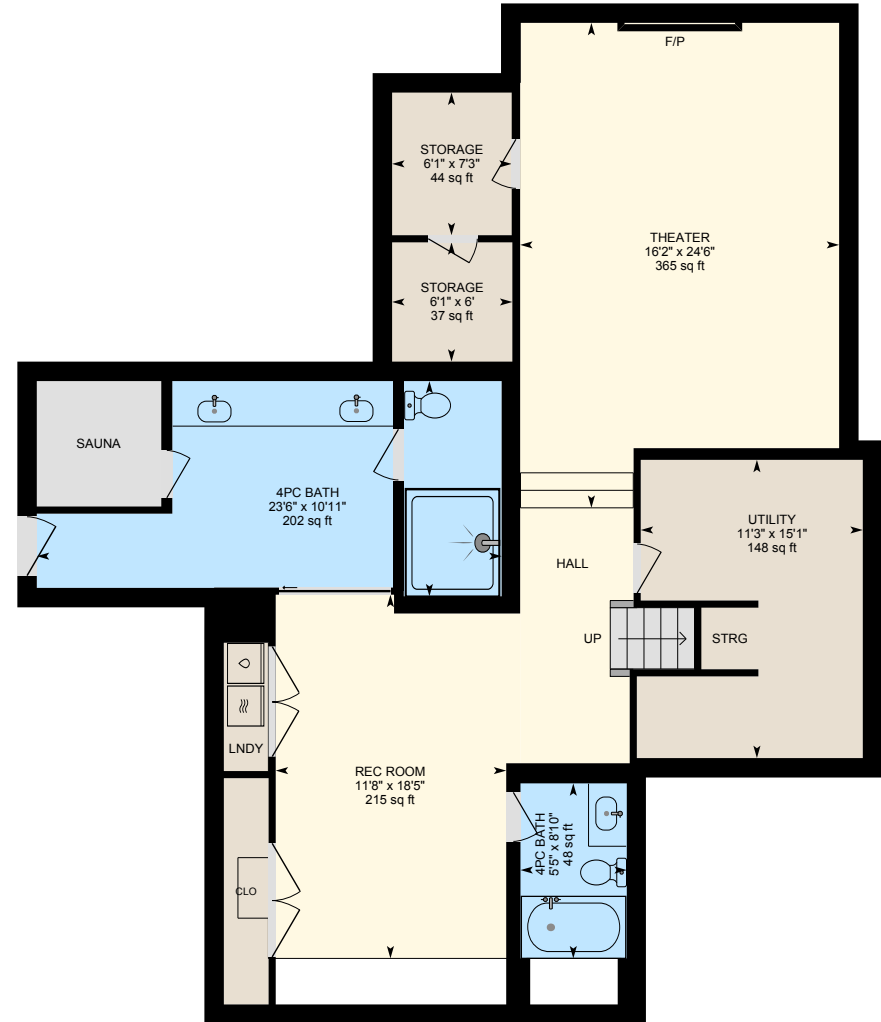
PREPARED: 2024/08/15

46 Balsam Ave, Toronto, ON

Main Building: Total Exterior Area Above Grade 4574.95 sq ft



3rd Floor
Exterior Area 1038.60 sq ft



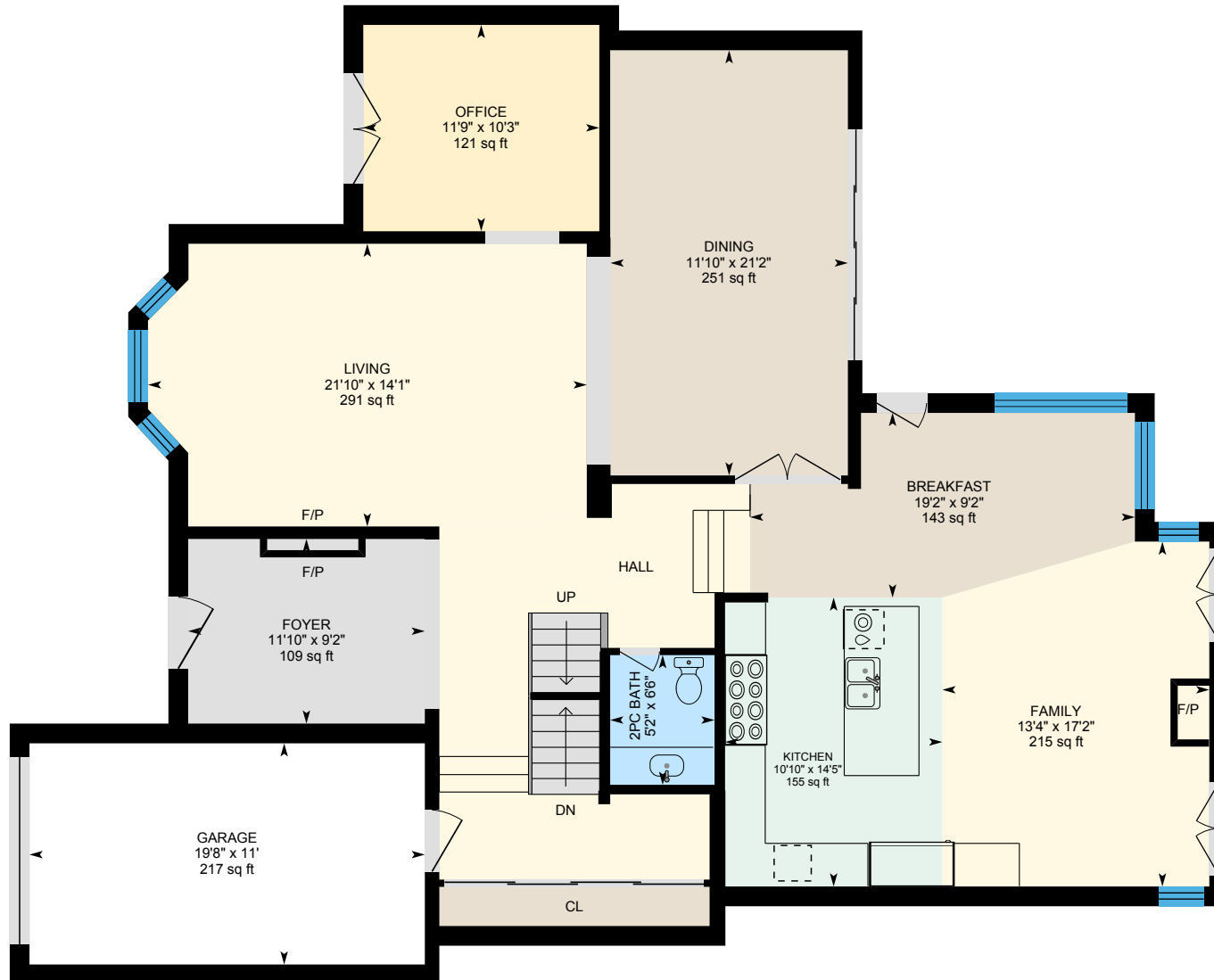
Basement (Below Grade)
Exterior Area 1506.03 sq ft

0 4 8 ft



46 Balsam Ave, Toronto, ON

Main Floor Exterior Area 1832.45 sq ft
Interior Area 1641.07 sq ft
Excluded Area 258.90 sq ft



0 5 10
ft

PREPARED: 2024/08/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

46 Balsam Ave, Toronto, ON

2nd Floor Exterior Area 1703.90 sq ft
Interior Area 1521.09 sq ft
Excluded Area 5.60 sq ft



0 4 8 ft

PREPARED: 2024/08/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

46 Balsam Ave, Toronto, ON

3rd Floor Exterior Area 1038.60 sq ft
Interior Area 886.95 sq ft
Excluded Area 76.68 sq ft



0 4 8 ft

PREPARED: 2024/08/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

46 Balsam Ave, Toronto, ON

Basement (Below Grade) Exterior Area 1506.03 sq ft
Interior Area 1311.64 sq ft



0 4 8 ft

PREPARED: 2024/08/15



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE