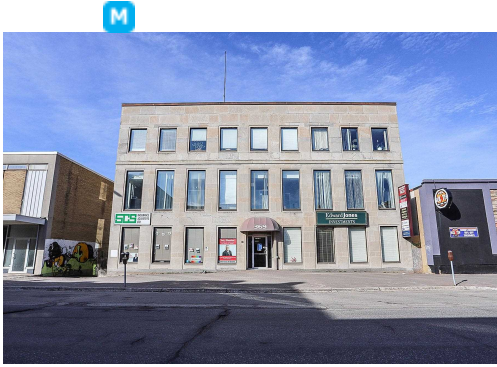


CLIENT VIEW



List Price	\$18	MLS #	SM220858
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	369 Queen ST E # 306		
City	Sault Ste. Marie		P6A 1Z4
District	Sault Ste. Marie	Zoning	C2
Sub District	Ward 2	Lot Size	78.51xIrregular
Assessment \$	1,732,250.00	Acreage	0.73
Annual Taxes	\$0.00 / 2019	Fronting On	South
Lease Price	\$18.00 / SqFt	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Office tower located in heart of downtown. Class 'A' office space, building amenities include elevator and common boardroom for tenants. Suite 306 is 809 square feet which includes large open work area, three window offices, bonus room and kitchen area**

Directions
 Roll # **576102004214300**
 PIN **315420048**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N			
Survey Y/N	/		
Approx SqFt	701-1000	HEATING TYPE	HVAC Unit
Occupancy	Tenant	HEATING SOURCE	Natural Gas
Age		ACCESS	Municipal Road
Rental Equip			
	Age (Building)		None
	Unknown		SERVICES AVAILABLE Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone
			WATER/WELL Municipal Water
			SEWER/SEPTIC Sewer
			Septic Details
			EXTERIOR FINISH Concrete Block

Chattel Included
 Fixtures Excluded

Seating Capacity	Parking # of Spaces	ANNUAL
Retail SqFt	# Stories	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp
Indust./Warehse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt		Annual Other Exp
Ceiling Height		Annual Total Exp
		Gross Income
		Net Operating Income

Listing Office	Century 21 Choice Realty Inc. - OFFC: 705-942-2100	Selling Office	
Sold Price		Firm Date	
	Compliments of: James Caicco - OFFC: 705-941-8978		BROKER OF RECORD
	E-mail james.caicco@century21.ca		
	Company Name: Century 21 Choice Realty Inc. - OFFC: 705-942-2100		

This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy. 05/07/2022 10:06 AM