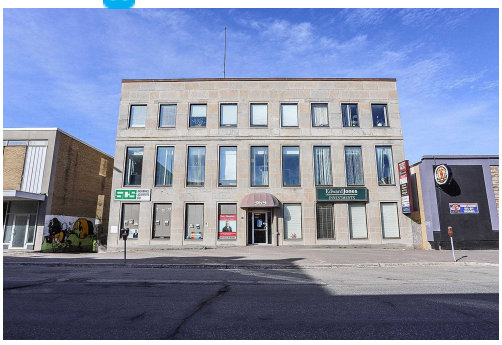
CLIENT VIEW



| | | | |
|---|---|---|---|
| List Price | **$19** | MLS # | **SM220864** |
| Status | **FOR LEASE** | ICI Type | **Comm Building** |
| | | Business Type | **Office** |
| Address | **369 Queen ST # 308** | | |
| 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 | **$19.00** / **SqFt** | Land Type | **Deeded Land** |
| Possession | | | |
| Closing Date | | | |

Public Remarks **Office tower located in heart of downtown. Class 'A' office space, building amenites include elevator and common boardroom for tenants.**

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 | **Less Than 700** | | |
| Occupancy | **Tenant** | | |
| Age | | Age (Building) | **Unknown** |
| Rental Equip | | | |

HEATING TYPE **HVAC Unit**
HEATING SOURCE **Natural Gas**
ACCESS **Municipal Road**

BASEMENT **None**
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.