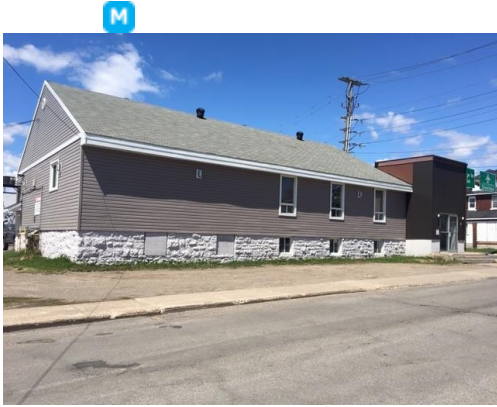


CLIENT VIEW



List Price	\$2,650	MLS #	SM221085
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	29 Wellington ST E # Main		
City	Sault Ste. Marie	P6A 2K9	
District	Sault Ste. Marie	Zoning	C-4
Sub District	Ward 2	Lot Size	50x100
Assessment \$	86,000.00	Acreage	0.10
Annual Taxes	\$0.00 / 2019	Fronting On	South
Lease Price	\$2,650.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Professional office space entirely renovated in downtown location. Spacious reception area, large boardroom, kitchen, 5 private offices and open work area. Ample parking on-site. Great layout, very professional space.**

Directions
 Roll # **576104002300400**
 PIN **315430165**

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	2501-3000	PROPERTY FEATURES	Air Conditioning, Office Space, Parking
Occupancy	Vacant	HEATING TYPE	Forced Air
Age		HEATING SOURCE	Natural Gas
Rental Equip		Age (Building)	Unknown
		BASEMENT	Full Basement
		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	
		CONSTRUCTION	Wood Frame
		EXTERIOR FINISH	Siding
		ROOF TYPE	Flat

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**