



\$16

Virtual Tour

MLS Client View			
MLS #	SM221112	Type	ICI
Major Area	Sault Ste. Marie	BUSINESS TYPE	Business Service, Office,
District	Sault Ste. Marie		Retail
Sub District	Ward 4	ICI TYPE	Comm Building
	312 Second LIN W	# Stories	
	Sault Ste. Marie	# Elevators	
	P6C 2J5	# of Washrooms	
		Parking # of Spaces	



General Property Information:			
<b>Acreage</b>	0.58	<b>Assessment \$</b>	469,000.00
<b>Property Size</b>	0.5 -0.99 Acres	<b>Annual Taxes \$</b>	\$0.00
<b>Zoning</b>	C-4	<b>Tax Year</b>	2021
<b>Age</b>		<b>Annual Water/Sewer Exp</b>	
<b>Age (Building)</b>	Unknown	<b>Annual Heating Exp</b>	
<b>Fronting On</b>	South	<b>Annual Insurance Exp</b>	
<b>Waterfront Y/N</b>	No	<b>Annual Hydro Exp</b>	
<b>Waterfront Name</b>		<b>Annual Other Exp</b>	
<b>Lot Frontage</b>	93.18	<b>Annual Total Exp</b>	
<b>Lot Depth</b>	224	<b>Gross Income</b>	
<b>Lot Size</b>	93.18x224	<b>Net Operating Income</b>	
<b>Occupancy</b>	Vacant	<b>Chattel Included</b>	
		<b>Fixtures Excluded</b>	
		<b>Commercial SqFt</b>	3,000
		<b>Retail SqFt</b>	
		<b>Office SqFt</b>	
		<b>Indust./Warehse SqFt</b>	
		<b>Residential SqFt</b>	
		<b>Total SqFt</b>	3,000.00
		<b>Total Building Area</b>	
		<b>Ceiling Height</b>	
		<b>Seating Capacity</b>	
		<b>Business Name</b>	

Public Remarks & Directions	
<b>Public Remarks</b>	Excellent commercial space for lease with great visibility on busy west-end artery. Approximately 3,000 sqft. Former Royal Bank space with ample parking. Commercial zoning allows many uses. A mix of several offices and open spaces. Full basement.
<b>Directions</b>	

Property Features	
<b>HEATING SOURCE</b>	Natural Gas
<b>HEATING TYPE</b>	HVAC Unit
<b>ACCESS</b>	Municipal Road
<b>SERVICES AVAILABLE</b>	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone
<b>WATER/WELL</b>	Municipal Water
<b>SEWER/SEPTIC</b>	Sewer
<b>BASEMENT</b>	Full Basement
<b>EXTERIOR FINISH</b>	Brick
<b>ROOF TYPE</b>	Flat
<b>DRIVEWAY DETAILS</b>	Asphalt, Parking Lot
<b>PROPERTY FEATURES</b>	Air Conditioning, Basement, Office Space, Parking, Paved Yard, Store Front
<b>SITE INFLUENCES</b>	Corner Lot



Compliments of  
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**SAULT STE. MARIE ON P6A 3B6**

List Office Name  
 Century 21 Choice Realty Inc.

**CENTURY 21.**  
 Choice Realty Inc.

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