

CLIENT VIEW



List Price	\$660	MLS #	SM221292
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Business Service, Office,
Address	616 Queen ST E # 201		
City	Sault Ste. Marie		P6A 2A4
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 4	Lot Size	62x132
Assessment \$	384,000.00	Acreage	
Annual Taxes	\$0.00 / 2018	Fronting On	North
Lease Price	\$660.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Well maintained office space in great location downtown. Common areas include washrooms. Suite 201 is a large, bright space overlooking Queen St. Excellent layout which includes reception, two private offices and private in-suite washroom. Space is ideal for small business office space or other commercial use. Asking price is a gross lease that includes all utilities and expenses.**

Directions
 Roll # **576102004204800**
 PIN **315410020**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	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	PROPERTY FEATURES	Air Conditioning
Occupancy	Owner & Tenant	HEATING TYPE	HVAC Unit
Age	Age (Building) Unknown	HEATING SOURCE	Natural Gas
Rental Equip		ACCESS	Municipal Road
		BASEMENT	Full Basement
		SERVICES AVAILABLE	Bus Service, Garbage PickUp, High Speed Internet, Hydro, Natural Gas
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Brick
		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		