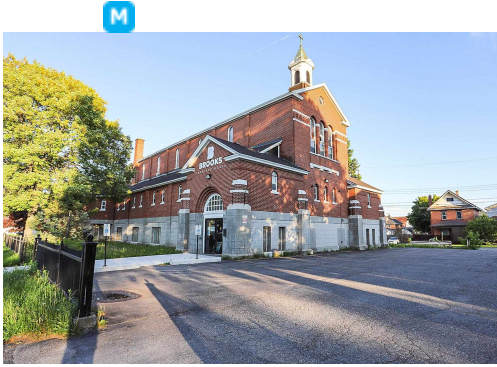


CLIENT VIEW



List Price	<b>\$500</b>	MLS #	<b>SM221522</b>
Status	<b>FOR LEASE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Office, Service</b>
Address	<b>267 Cathcart ST # B2</b>		
City	<b>Sault Ste. Marie</b>	<b>P6A 1E5</b>	
District	<b>Sault Ste. Marie</b>	Zoning	<b>R-3</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>175.18x105.39</b>
Assessment \$	<b>350,000.00</b>	Acreage	<b>0.43</b>
Annual Taxes	<b>\$0.00 / 2022</b>	Fronting On	<b>South</b>
Lease Price	<b>\$500.00 / Mo</b>	Land Type	<b>Deeded Land</b>
Possession	<b>Immediate</b>		
Closing Date			

Public Remarks **Large single office offers 500 square feet in well maintained building. Ideal for many commercial uses. Lift makes the space handicap accessible. Common washrooms and ample parking. 577 sqft**

Directions  
 Roll # **576104002603900**  
 PIN **315760351**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>		
Date and Phase			
SPIS Y/N			
Survey Y/N	/		
Approx SqFt	<b>Less Than 700</b>		
Occupancy	<b>Owner &amp; Tenant</b>		
Age		Age (Building)	<b>Unknown</b>
Rental Equip			
		PROPERTY FEATURES	<b>Air Conditioning, Office Space, Parking, Security System, Wheelchair Access</b>
		HEATING TYPE	<b>HVAC Unit</b>
		HEATING SOURCE	<b>Natural Gas</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Full Basement</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Brick</b>
		ROOF TYPE	<b>Asphalt</b>

Chattel Included  
 Fixtures Excluded

Seating Capacity	Parking # of Spaces	<b>ANNUAL</b>
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**