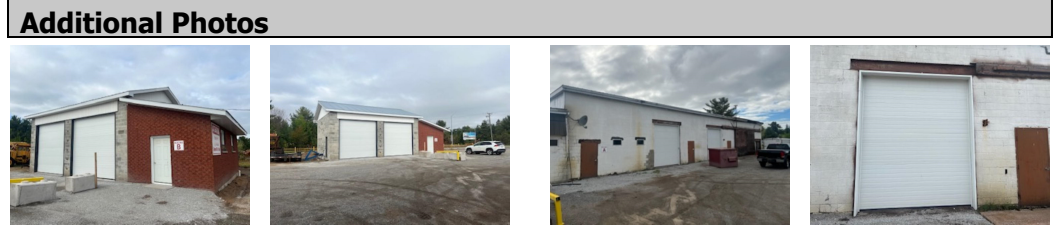




\$10

Virtual Tour

MLS Client View			
MLS #	SM221743	Type	ICI
Major Area	Sault Ste. Marie	BUSINESS TYPE	Business Service
District	Sault Ste. Marie	ICI TYPE	Comm Building
Sub District	Ward 1	# Stories	
	1655 Trunk RD	# Elevators	
	Sault Ste. Marie	# of Washrooms	
	P6A 6X9	Parking # of Spaces	



General Property Information:

Acreage	2.50	Assessment \$	365,000.00	Commercial SqFt	
Property Size	1.0 -2.99 Acres	Annual Taxes \$	\$17,000.00	Retail SqFt	
Zoning	HZ	Tax Year	2022	Office SqFt	
Age		Annual Water/Sewer Exp		Indust./Warehse SqFt	
Age (Building)	26+ Years	Annual Heating Exp		Residential SqFt	
Fronting On	South	Annual Insurance Exp		Total SqFt	7,850.00
Waterfront Y/N	No	Annual Hydro Exp		Total Building Area	
Waterfront Name		Annual Other Exp		Ceiling Height	
Lot Frontage	184.00	Annual Total Exp		Seating Capacity	
Lot Depth		Gross Income		Business Name	
Lot Size		Net Operating Income			
Occupancy	Vacant	Chattel Included			
		Fixtures Excluded			

Public Remarks & Directions

Public Remarks	Two shop buildings with numerous overhead doors, small building 1,350 sqft and main building 4,825 sqft. Can be leased separately. Large level yard for storage. Lease rate \$9.50 per sqft and owner pays realty taxes. Tenant pays electrical, heat and snow removal.
Directions	

Property Features

HEATING SOURCE	Natural Gas	BASEMENT	Slab or Corefloor
HEATING TYPE	Overhead Unit	CONSTRUCTION	Concrete Block
ACCESS	Municipal Road	EXTERIOR FINISH	Concrete Block
SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	ROOF TYPE	Flat
WATER/WELL	Drilled Well	DRIVEWAY DETAILS	Gravel
SEWER/SEPTIC	Septic	PROPERTY FEATURES	Office Space, Outside Storage, Overhead Doors, Parking, Workshop/Storage



Compliments of
James Caicco
BROKER OF RECORD
OFFC: 705-941-8978
james.caicco@century21.ca
<https://james-caicco.c21.ca>
Century 21 Choice Realty Inc.
121 BROCK ST.
SAULT STE. MARIE ON P6A 3B6

List Office Name
Century 21 Choice Realty Inc.

CENTURY 21.
Choice Realty Inc.
REALTOR