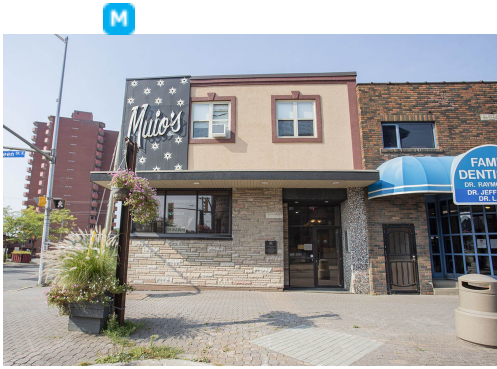


CLIENT VIEW



List Price	\$599,900	MLS #	SM222408
Status	FOR SALE	ICI Type	Comm Building
		Business Type	Food Service, Restaurant,
Address	685 & 701 Queen ST E		
City	Sault Ste. Marie		P6A 3C4
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 2	Lot Size	26.99 x 103.12
Assessment \$	0.00	Acreage	0.32
Annual Taxes	\$0.00 / 0	Fronting On	South
Lease Price	/	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Own two properties on separate corners of Queen St E and East St. Iconic Muio's Restaurant on one corner with prime visibility. The other corner has a stand alone building currently being leased on a very large property with ample parking. Muio's building is a full service kitchen with all the equipment and chattels included. Also has two apartments on second floor that have been well maintained and updated. The second building at 701 Queen St has had renovations and is in good condition.

Directions
 Roll # **576102004217800 & 576102004100400**
 PIN **31510216 & 31510154**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N		PROPERTY FEATURES	Basement, Chattels Included, Living Quarters, Parking, Store Front
Local Imprv	No	HEATING SOURCE	Natural Gas
Enviro. Audit	No	ACCESS	Municipal Road
Date and Phase	.		
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	3501-5000		
Occupancy	Owner		
Age		Age (Building)	Unknown
Rental Equip			
			BASEMENT Full Basement
			SERVICES AVAILABLE Bus Service, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
			WATER/WELL Municipal Water
			SEWER/SEPTIC Sewer
			Septic Details
			EXTERIOR FINISH Stone, Stucco, Vinyl
			ROOF TYPE Flat

Chattel Included **List of Chattels at LBO**
 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		