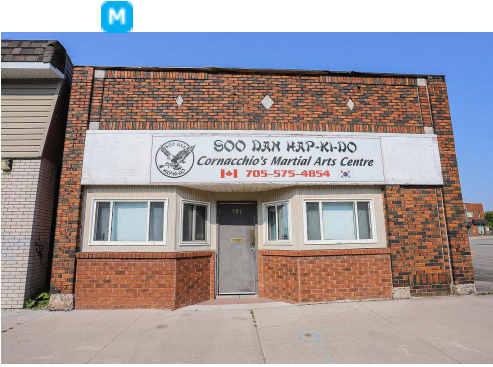


CLIENT VIEW



List Price	<b>\$169,900</b>	MLS #	<b>SM222512</b>
Status	<b>FOR SALE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Retail, Service</b>
Address	<b>181 Gore ST</b>		
City	<b>Sault Ste. Marie</b>		<b>P6A 1M4</b>
District	<b>Sault Ste. Marie</b>	Zoning	<b>C-1</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>28.5xIrregular</b>
Assessment \$	<b>54,000.00</b>	Acreage	<b>0.05</b>
Annual Taxes	<b>\$2,105.00 / 2022</b>	Fronting On	<b>West</b>
Lease Price	<b>/</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Solid brick building in the city's downtown that has been well maintained over the years. Currently used as a successful and popular martial arts centre. This space is deal for a gym, studio or any other related commercial use. Excellent layout with an inviting entrance, waiting area leading to a wide open gym space with 14' ceilings, small office on the main level. Fully finished basement, has great utility with washrooms, showers, changerooms and storage. Newer gas forced air heating system.

**Directions**  
 Roll # **576104002601100**  
 PIN **31560073**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</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>1801-2000</b>		
Occupancy	<b>Owner</b>		
Age		Age (Building)	<b>Unknown</b>
Rental Equip			
		PROPERTY FEATURES	<b>Air Conditioning, Basement, Office Space, Parking, Store Front, Workshop/Storage</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Full Basement</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		CONSTRUCTION	<b>Concrete Block</b>
		EXTERIOR FINISH	<b>Brick</b>
		ROOF TYPE	<b>Flat, Membrane</b>

**Chattel Included**  
 Fixtures Excluded **Matting, front lockers**

Seating Capacity		Parking # of Spaces	
Retail SqFt		# Stories	
Office SqFt		# Elevators	
Indust./Warehse SqFt			
Residential SqFt			
Commercial SqFt			
Ceiling Height			
		<b>ANNUAL</b>	
		Annual Water/Sewer Exp	
		Annual Insurance Exp	
		Annual Heating Exp	
		Annual Hydro Exp	
		Annual Other Exp	
		Annual Total Exp	
		Gross Income	
		Net Operating Income	

Listing Office	<b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>	Selling Office	
Sold Price		Firm Date	
	Compliments of: <b>James Caicco - OFFC: 705-941-8978</b>		<b>BROKER OF RECORD</b>
	E-mail <b>james.caicco@century21.ca</b>		
	Company Name: <b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>		