

CLIENT VIEW



List Price	\$1,250	MLS #	SM222750
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Business Service, Office,
Address	80 Second LIN W		
City	Sault Ste. Marie	P6C 2H9	
District	Sault Ste. Marie	Zoning	C-4
Sub District	Ward 4	Lot Size	62.74xIrregular
Assessment \$	244,000.00	Acreage	
Annual Taxes	\$0.00 / 2022	Fronting On	North
Lease Price	\$1,250.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Solid brick stand alone commercial building on busy west-end artery with incredible exposure and presence for any business. Convenient parking. Interior ideal for any commercial use including retail, offices, small professional use, or an array of other commercial uses.**

Directions
 Roll # **576105003005100**
 PIN **315820060**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No	PROPERTY FEATURES Office Space, Parking, Store Front	
Date and Phase		HEATING TYPE Baseboard	
SPIS Y/N		HEATING SOURCE Electric	
Survey Y/N	/	ACCESS Municipal Road	
Approx SqFt	701-1000	BASEMENT Crawl	
Occupancy	Owner	SERVICES AVAILABLE Bus Service, Cable, High Speed Internet, Hydro, Street Lights, Telephone	
Age	Age (Building) Unknown	WATER/WELL Municipal Water	
Rental Equip		SEWER/SEPTIC Sewer	
		Septic Details	
		CONSTRUCTION Wood Frame	
		EXTERIOR FINISH Brick	
		ROOF TYPE Asphalt	

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**