

CLIENT VIEW



List Price	\$300	MLS #	SM222906
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	485 Queen ST E # 204		
City	Sault Ste. Marie		P6A 1Z9
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 2	Lot Size	42.68xIrregular
Assessment \$	185,000.00	Acreage	0.09
Annual Taxes	\$0.00 / 2019	Fronting On	South
Lease Price	\$300.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Professional space in great downtown location. Convenient entrance on March St. Single office is ideal set-up for small professional business. Bright office has windows overlooking Queen St. Common area includes washrooms and kitchen area. 145 sqft.**

Directions
 Roll # **576102004214900**
 PIN **315420070**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N		HEATING TYPE	HVAC Unit
Local Imprv	No	HEATING SOURCE	Natural Gas
Enviro. Audit	No	ACCESS	Municipal Road
Date and Phase		BASEMENT	None
SPIS Y/N		SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
Survey Y/N	/	WATER/WELL	Municipal Water
Approx SqFt	Less Than 700	SEWER/SEPTIC	Sewer
Occupancy	Owner & Tenant	Septic Details	
Age		EXTERIOR FINISH	Stucco
Age (Building)	Unknown		
Rental Equip			

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**