



\$250

Virtual Tour

### MLS Client View

**MLS #** SM222911  
**Major Area** Sault Ste. Marie  
**District** Sault Ste. Marie  
**Sub District** Ward 2  
 29 Wellington ST E # 3  
 Sault Ste. Marie  
 P6A 2K9

**Type** ICI  
**BUSINESS TYPE** Office  
**ICI TYPE** Comm Building  
**# Stories**  
**# Elevators**  
**# of Washrooms**  
**Parking # of Spaces**

### Additional Photos



### General Property Information:

**Acreage** 0.10  
**Property Size** 0.0 - 0.49 Acres  
**Zoning** C-4

**Age**  
**Age (Building)** Unknown  
**Fronting On** South  
**Waterfront Y/N** No  
**Waterfront Name**  
**Lot Frontage** 50.00  
**Lot Depth** 100  
**Lot Size** 50x100  
**Occupancy** Owner & Tenant

**Assessment \$** 86,000.00  
**Annual Taxes \$** \$0.00  
**Tax Year** 2019  
**Annual Water/Sewer Exp**  
**Annual Heating Exp**  
**Annual Insurance Exp**  
**Annual Hydro Exp**  
**Annual Other Exp**  
**Annual Total Exp**  
**Gross Income**  
**Net Operating Income**  
**Chattel Included**  
**Fixtures Excluded**

**Commercial SqFt**  
**Retail SqFt**  
**Office SqFt**  
**Indust./Warehse SqFt**  
**Residential SqFt**  
**Total SqFt** 195.00  
**Total Building Area**  
**Ceiling Height**  
**Seating Capacity**  
**Business Name**

### Public Remarks & Directions

**Public Remarks** Processional single office renovated in downtown location. Common area includes spacious reception area, large boardroom and kitchen. Ample parking on-site. Very professional space. 195 sqft

**Directions**

### Property Features

**HEATING SOURCE** Natural Gas  
**HEATING TYPE** Forced Air  
**SERVICES AVAILABLE** Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone  
**WATER/WELL** Municipal Water  
**SEWER/SEPTIC** Sewer

**BASEMENT** Full Basement  
**CONSTRUCTION** Wood Frame  
**EXTERIOR FINISH** Siding  
**ROOF TYPE** Flat  
**DRIVEWAY DETAILS** Asphalt  
**PROPERTY FEATURES** Air Conditioning, Office Space, Parking  
**SITE INFLUENCES** Corner Lot



Compliments of  
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**121 BROCK ST.**

**SAULT STE. MARIE ON P6A 3B6**

List Office Name  
 Century 21 Choice Realty Inc.

**CENTURY 21.**  
 Choice Realty Inc.