



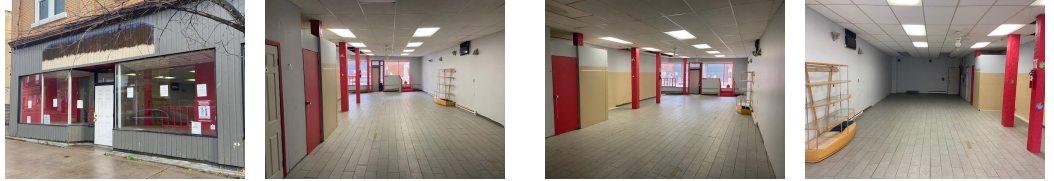
\$800

Virtual Tour

### MLS Client View

<b>MLS #</b>	SM223160	<b>Type</b>	ICI
<b>Major Area</b>	Sault Ste. Marie	<b>BUSINESS TYPE</b>	Office, Retail
<b>District</b>	Sault Ste. Marie	<b>ICI TYPE</b>	Comm Building
<b>Sub District</b>	Ward 2	<b># Stories</b>	
	144 Gore ST # B	<b># Elevators</b>	
	Sault Ste. Marie	<b># of Washrooms</b>	
	P6A 1M2	<b>Parking # of Spaces</b>	

### Additional Photos



### General Property Information:

<b>Acres</b>		<b>Assessment \$</b>	238,000.00	<b>Commercial SqFt</b>	
<b>Property Size</b>	0.0 - 0.49 Acres	<b>Annual Taxes \$</b>	\$0.00	<b>Retail SqFt</b>	
<b>Zoning</b>	C-1	<b>Tax Year</b>	2022	<b>Office SqFt</b>	
<b>Age</b>		<b>Annual Water/Sewer Exp</b>		<b>Indust./Warehse SqFt</b>	
<b>Age (Building)</b>	Unknown	<b>Annual Heating Exp</b>		<b>Residential SqFt</b>	
<b>Fronting On</b>	East	<b>Annual Insurance Exp</b>		<b>Total SqFt</b>	1,040.00
<b>Waterfront Y/N</b>	No	<b>Annual Hydro Exp</b>		<b>Total Building Area</b>	
<b>Waterfront Name</b>		<b>Annual Other Exp</b>		<b>Ceiling Height</b>	
<b>Lot Frontage</b>	50.00	<b>Annual Total Exp</b>		<b>Seating Capacity</b>	
<b>Lot Depth</b>	Irregular	<b>Gross Income</b>		<b>Business Name</b>	
<b>Lot Size</b>	50xIrregular	<b>Net Operating Income</b>			
<b>Occupancy</b>	Vacant	<b>Chattel Included</b>			
		<b>Fixtures Excluded</b>			

### Public Remarks & Directions

**Public Remarks** Affordable downtown commercial space on busy street with storefront exposure. Commercial zoning allows for many uses. Wide open area perfect for showroom, retail space, or other commercial use. Private washroom. Gross lease. 1040 sqft.

Directions

### Property Features

<b>HEATING SOURCE</b>	Electric	<b>BASEMENT</b>	Full Basement
<b>HEATING TYPE</b>	Baseboard	<b>EXTERIOR FINISH</b>	Brick
<b>SERVICES AVAILABLE</b>	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	<b>ROOF TYPE</b>	Asphalt
<b>WATER/WELL</b>	Municipal Water	<b>DRIVEWAY DETAILS</b>	Asphalt
<b>SEWER/SEPTIC</b>	Sewer	<b>PROPERTY FEATURES</b>	Store Front



Compliments of  
**James Caicco**  
**BROKER OF RECORD**  
 Cell: 705-941-8978  
[james.caicco@century21.ca](mailto:james.caicco@century21.ca)  
<https://james-caicco.c21.ca>  
 Century 21 Choice Realty Inc.  
 121 BROCK ST.

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

List Office Name  
 Century 21 Choice Realty Inc.

