



\$50,000

Virtual Tour

### MLS Client View

<b>MLS #</b>	SM223252	<b>Type</b>	ICI
<b>Major Area</b>	Sault Ste. Marie	<b>BUSINESS TYPE</b>	Other
<b>District</b>	Sault Ste. Marie	<b>ICI TYPE</b>	Industrial
<b>Sub District</b>	Ward 5	<b># Stories</b>	
	Yates AVE	<b># Elevators</b>	
	Sault Ste. Marie	<b># of Washrooms</b>	
	P6C 1G1	<b>Parking # of Spaces</b>	

### Additional Photos



### General Property Information:

<b>Acreage</b>	51.50	<b>Assessment \$</b>	1,037,470.00	<b>Commercial SqFt</b>	
<b>Property Size</b>	50 - 100 Acres	<b>Annual Taxes \$</b>	\$0.00	<b>Retail SqFt</b>	
<b>Zoning</b>	M-3	<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>	0.00
<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>	1,342.00	<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>	1342xIrregular	<b>Net Operating Income</b>			
<b>Occupancy</b>	Vacant	<b>Chattel Included</b>			
		<b>Fixtures Excluded</b>			

### Public Remarks & Directions

**Public Remarks** City of Sault Ste. Marie industrial land for sale. Yates Ave is a designated area for heavy industry uses with an M-3 zoning which will allow most every industrial use The street has been fully serviced and ready for development. Excellent opportunity for industrial business as there is very little industrial land in the region and the price per acre is excellent value. List price is \$50,000 / acre with up to 51.5 acres available, buyer can determine acreage of parcel desired.

**Directions**

### Property Features

<b>HEATING SOURCE</b>	None	<b>BASEMENT</b>	None
<b>ACCESS</b>	Municipal Road	<b>EXTERIOR FINISH</b>	Other
<b>SERVICES AVAILABLE</b>	Cable, High Speed Internet, Hydro, Natural Gas, Telephone	<b>DRIVEWAY DETAILS</b>	None
<b>WATER/WELL</b>	Municipal Water		
<b>SEWER/SEPTIC</b>	Sewer		



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

List Office Name  
 Century 21 Choice Realty Inc.

