

Price \$100,000

Virtual Tour

MLS Client View

MLS # SM230252
Major Area Sault Ste. Marie
District Sault Ste. Marie
Sub District Ward 5
 Parcel 3 Yates AVE
 Sault Ste. Marie
 P6C 1G1

Type Vacant Land
PIN 316090384
Acreeage 2.00
Zoning M-3

Fronting On North
Lot Frontage 140.50
Lot Depth Irregular

Additional Photos



General Property Information:

Lot Size 140.5xIrregular
Property Size 1.0 -2.99 Acres
Waterfront Y/N No
Waterfront Name
Survey Y/N
Survey Date
Well Record No
Well Record Date
MPAC Code 590

Possession
Assessment \$ 0.00
Annual Taxes \$ \$0.00
Tax Year 2022
Water/Sewer \$ / Year

Legal Description See full legal description in realtor remarks

Public Remarks & Directions

Public Remarks City of Sault Ste. Marie industrial land for sale. Yates Avenue is a designated area for heavy industrial 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. This proposed parcel is on the north side of Yates Avenue with over 143 feet frontage. Owner will sever this parcel to create this two acre parcel.

Directions

Property Features

ACCESS Municipal Road
SERVICES AVAILABLE Cable, High Speed Internet, Hydro, Natural Gas, Telephone
WATER/WELL Municipal Water
SEWER/SEPTIC Sewer
Septic Details

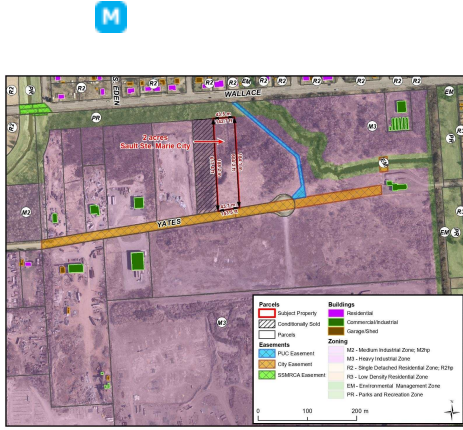


Compliments of
James Caicco
BROKER OF RECORD
Cell: 705-941-8978
james.caicco@century21.ca
https://james-caicco.c21.ca
Century 21 Choice Realty Inc.
121 BROCK ST.
SAULT STE. MARIE ON P6A 3B6

List Office Name
 Century 21 Choice Realty Inc.



CLIENT VIEW



List Price	\$100,000	MLS #	SM230252
Status	AFS	Type	Vacant Land
Address	Parcel 3 Yates AVE		
City	Sault Ste. Marie	P6C 1G1	
District	SSM	Zoning	M-3
Sub District	SSM-5	Lot Size	140.5xIrregular
Assessment \$	0.00	Acreage	2.00
Annual Taxes \$	\$0.00	Fronting On	North
	/ 2022	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks City of Sault Ste. Marie industrial land for sale. Yates Avenue is a designated area for heavy industrial 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 pre acre is excellent value. This proposed parcel is on the north side of Yates Avenue with over 143 feet frontage. Owner will sever this parcel to create this two acre parcel.

Directions
 Roll # **576106000100300**
 PIN **316090384**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox	
Local Imprv	No	Imprv Cost \$	
SPIS Y/N			
Survey Y/N	/		
ACCESS		Municipal Road	
SERVICES AVAILABLE		Cable, High Speed Internet, Hydro, Natural Gas, Telephone	
WATER/WELL		Municipal Water	
SEWER/SEPTIC		Sewer	
Septic Details			

Listing Office	Century 21 Choice Realty Inc. - OFFC: 705-942-2100	Selling Office	
Sold Price		Firm Date	

Compliments of: **James Caicco - Cell: 705-941-8978** **BROKER OF RECORD**
 E-mail: **james.caicco@century21.ca**
 Company Name: **Century 21 Choice Realty Inc. - OFFC: 705-942-2100**

This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy. 03/16/2023 04:15 PM