



**Price** \$90,000

Virtual Tour

### MLS Client View

<b>MLS #</b>	SM230534	<b>Type</b>	Vacant Land
<b>Major Area</b>	Sault Ste. Marie	<b>PIN</b>	316090384
<b>District</b>	Sault Ste. Marie	<b>Acres</b>	1.76
<b>Sub District</b>	Ward 5	<b>Zoning</b>	M-3
	Parcel 5 Yates AVE	<b>Fronting On</b>	North
	Sault Ste. Marie	<b>Lot Frontage</b>	156.20
	P6C 1G1	<b>Lot Depth</b>	Irregular

### Additional Photos



### General Property Information:

<b>Lot Size</b>	156.2xIrregular	<b>Possession</b>		<b>Legal</b>	Full legal description in realtor
<b>Property Size</b>	3.0 - 9.99 Acres	<b>Assessment \$</b>	0.00	<b>Description</b>	remarks
<b>Waterfront Y/N</b>	No	<b>Annual Taxes \$</b>	\$0.00		
<b>Waterfront Name</b>		<b>Tax Year</b>	0		
<b>Survey Y/N</b>		<b>Water/Sewer \$ / Year</b>			
<b>Survey Date</b>					
<b>Well Record</b>	No				
<b>Well Record Date</b>					
<b>MPAC Code</b>	590				

### 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. Land is 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 south side of Yates Avenue with over 150 feet frontage and nearly two acres. Owner will sever to create this 1.76 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**



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