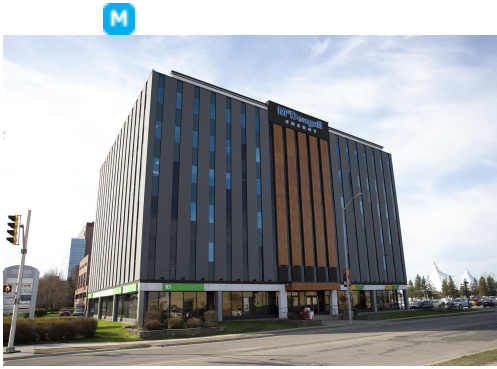


CLIENT VIEW



List Price	\$13	MLS #	SM232779
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	421 Bay ST # 202		
City	Sault Ste Marie	P6A 1X3	
District	Sault Ste. Marie	Zoning	C3
Sub District	Ward 2	Lot Size	232.4xIrregular
Assessment \$	0.00	Acreage	2.16
Annual Taxes	\$0.00 / 0	Fronting On	South
Lease Price	\$12.50 / SqFt	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Professional Office Space located in the newly renovated Station Tower, the city's premiere office tower. Former Dentist Office. Great layout with reception and waiting room. The remainder of the space includes several treatment rooms, in-suit washroom, kitchen/staff room and storage area. Space shows nicely and has been well-maintained, ideal for any type of medical use or other professionals. Great location near the boardwalk and Station Mall. The building offers convenient parking and is handicap accessible. Excellent tenant mix in this building. Smaller space with layout that includes reception and three offices with great view.

Directions
 Roll # **576102004401900**
 PIN **315400040**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N		Lockbox Y/N	
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	2001-2500		
Occupancy	Vacant		
Age		Age (Building)	Unknown
Rental Equip	None		
		PROPERTY FEATURES	Parking, Wheelchair Access
		HEATING TYPE	Heat Pump
		HEATING SOURCE	Natural Gas
		ACCESS	Municipal Road
		BASEMENT	Slab or Corefloor
		SERVICES AVAILABLE	High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Brick
		ROOF TYPE	Flat, Membrane

Chattel Included **none**
 Fixtures Excluded **none**

Seating Capacity		Parking # of Spaces	
Retail SqFt		# Stories	
Office SqFt		# Elevators	
Indust./Warehse SqFt			
Residential SqFt			
Commercial SqFt			
Ceiling Height			
		ANNUAL	
		Annual Water/Sewer Exp	
		Annual Insurance Exp	
		Annual Heating Exp	
		Annual Hydro Exp	
		Annual Other Exp	
		Annual Total Exp	
		Gross Income	
		Net Operating Income	

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			