



\$650

Virtual Tour

### MLS Client View

|                     |                    |                            |               |
|---------------------|--------------------|----------------------------|---------------|
| <b>MLS #</b>        | SM232675           | <b>Type</b>                | ICI           |
| <b>Major Area</b>   | Sault Ste. Marie   | <b>BUSINESS TYPE</b>       | Office        |
| <b>District</b>     | Sault Ste. Marie   | <b>ICI TYPE</b>            | Comm Building |
| <b>Sub District</b> | Ward 2             | <b># Stories</b>           |               |
|                     | 485 Queen ST # 103 | <b># Elevators</b>         |               |
|                     | Sault Ste. Marie   | <b># of Washrooms</b>      |               |
|                     | P6A 1Z9            | <b>Parking # of Spaces</b> |               |

### Additional Photos



### General Property Information:

|                        |                   |                               |            |                             |        |
|------------------------|-------------------|-------------------------------|------------|-----------------------------|--------|
| <b>Acreage</b>         | 0.09              | <b>Assessment \$</b>          | 185,000.00 | <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-2               | <b>Tax Year</b>               | 2019       | <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>     | South             | <b>Annual Insurance Exp</b>   |            | <b>Total SqFt</b>           | 800.00 |
| <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>    | 42.68             | <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>        | 42.68 x Irregular | <b>Net Operating Income</b>   |            |                             |        |
| <b>Occupancy</b>       | Owner & Tenant    | <b>Chattel Included</b>       | None.      |                             |        |
|                        |                   | <b>Fixtures Excluded</b>      | None.      |                             |        |

### Public Remarks & Directions

**Public Remarks** Professional space in great downtown location. Convenient entrance on March St. Large reception area. Three offices, kitchen area, and 3pce washroom. Perfect for small business needing a location downtown.

Directions

### Property Features

|                           |   |                         |        |
|---------------------------|---|-------------------------|--------|
| <b>HEATING SOURCE</b>     | Natural Gas   | <b>BASEMENT</b>         | None   |
| <b>HEATING TYPE</b>       | HVAC Unit   | <b>EXTERIOR FINISH</b>  | Stucco |
| <b>ACCESS</b>             | Municipal Road  | <b>DRIVEWAY DETAILS</b> | None   |
| <b>SERVICES AVAILABLE</b> | Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone |                         |        |
| <b>WATER/WELL</b>         | Municipal Water   |                         |        |
| <b>SEWER/SEPTIC</b>       | Sewer   |                         |        |



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.

