



\$12

Virtual Tour

### MLS Client View

|                     |                       |                            |   |
|---------------------|-----------------------|----------------------------|---|
| <b>MLS #</b>        | SM240134              | <b>Type</b>                | ICI                                       |
| <b>Major Area</b>   | Sault Ste. Marie      | <b>BUSINESS TYPE</b>       | Business Service, Office, Retail, Service |
| <b>District</b>     | Sault Ste. Marie      | <b>ICI TYPE</b>            | Comm Building, Indust Bldg                |
| <b>Sub District</b> | Ward 3                | <b># Stories</b>           |   |
|                     | 550 Second LIN E # 3B | <b># Elevators</b>         |   |
|                     | Sault Ste. Marie      | <b># of Washrooms</b>      |   |
|                     | P6B 4K1               | <b>Parking # of Spaces</b> |   |

### Additional Photos



### General Property Information:

|                        |                  |                               |              |                             |          |
|------------------------|------------------|-------------------------------|--------------|-----------------------------|----------|
| <b>Acreage</b>         | 3.34             | <b>Assessment \$</b>          | 3,050,000.00 | <b>Commercial SqFt</b>      | 2,323    |
| <b>Property Size</b>   | 3.0 - 9.99 Acres | <b>Annual Taxes \$</b>        | \$0.00       | <b>Retail SqFt</b>          |          |
| <b>Zoning</b>          | M-2              | <b>Tax Year</b>               | 2024         | <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>     | North            | <b>Annual Insurance Exp</b>   |              | <b>Total SqFt</b>           | 2,323.00 |
| <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>    | 353.14           | <b>Annual Total Exp</b>       |              | <b>Seating Capacity</b>     |          |
| <b>Lot Depth</b>       | 398.75           | <b>Gross Income</b>           |              | <b>Business Name</b>        |          |
| <b>Lot Size</b>        | 353.14 x 398.75  | <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** Attractive commercial space located on major artery. Space has been recently renovated including newer flooring and private bathroom. Many possible uses for this space. Wide open space with two private offices. Convenient and ample parking

**Directions**

### Property Features

|                           |   |                          |  |
|---------------------------|---|--------------------------|--|
| <b>HEATING SOURCE</b>     | Natural Gas   | <b>BASEMENT</b>          | Slab or Corefloor  |
| <b>HEATING TYPE</b>       | HVAC Unit   | <b>EXTERIOR FINISH</b>   | Brick, Metal   |
| <b>ACCESS</b>             | Municipal Road  | <b>DRIVEWAY DETAILS</b>  | Asphalt, Parking Lot   |
| <b>SERVICES AVAILABLE</b> | Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone | <b>PROPERTY FEATURES</b> | Air Conditioning, Fenced, Office Space, Parking, Paved Yard, Sprinkler System, Store Front |
| <b>WATER/WELL</b>         | Municipal Water   |                          |  |
| <b>SEWER/SEPTIC</b>       | Sewer   |                          |  |



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

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