



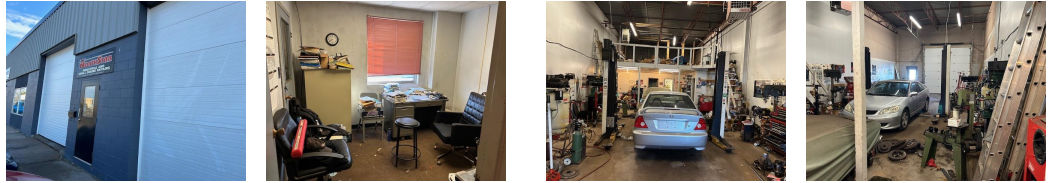
\$8

Virtual Tour

### MLS Client View

<b>MLS #</b>	SM240279	<b>Type</b>	ICI
<b>Major Area</b>	Sault Ste. Marie	<b>BUSINESS TYPE</b>	Automotive, Business Service, Service, Warehouse
<b>District</b>	Sault Ste. Marie	<b>ICI TYPE</b>	Comm Building, Indust Bldg
<b>Sub District</b>	Ward 4	<b># Stories</b>	1
	80 White Oak DR # 3	<b># Elevators</b>	
	Sault Ste. Marie	<b># of Washrooms</b>	1
	P6B 4J8		

### Additional Photos



### General Property Information:

<b>Acreage</b>	1.58	<b>Assessment \$</b>	1,079,000.00	<b>Commercial SqFt</b>	
<b>Property Size</b>	1.0 -2.99 Acres	<b>Annual Taxes \$</b>	\$0.00	<b>Retail SqFt</b>	
<b>Zoning</b>	M2	<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>	1,680.00
<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>	296.00	<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>	296xIrregular	<b>Net Operating Income</b>			
<b>Occupancy</b>	Tenant	<b>Chattel Included</b>	None		
		<b>Fixtures Excluded</b>	None		

### Public Remarks & Directions

**Public Remarks** Great location for small business. Commercial/light industrial mall centrally located with ample parking. Shop area has 12 foot insulated door with 18 foot ceilings heated with two gas space heaters. Private washroom. Two offices. Additional storage in Mezzanine Area. Three phase power. 1680 sqft

Directions

### Property Features

<b>HEATING SOURCE</b>	Natural Gas	<b>BASEMENT</b>	Slab or Corefloor
<b>HEATING TYPE</b>	Space Heater	<b>EXTERIOR FINISH</b>	Metal
<b>ACCESS</b>	Municipal Road	<b>DRIVEWAY DETAILS</b>	Asphalt
<b>SERVICES AVAILABLE</b>	Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	<b>PROPERTY FEATURES</b>	Floor Drains, Overhead Doors, Parking, Paved Yard
<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.

