



\$16

Virtual Tour

## **MLS Client View**

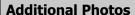
MLS# SM240462 Major Area Sault Ste. Marie District Sault Ste. Marie

Sub District Ward 2 875 Queen ST E

Sault Ste. Marie P6A 3G4

ICI Type **BUSINESS TYPE** Office

# Stories # Elevators # of Washrooms Parking # of Spaces











## **General Property Information:**

10.36 Acreage

**Property Size** 10.0 - 49.99 Acres

Zoning C3

Age

Age (Building) Unknown Fronting On East Waterfront Y/N No **Waterfront Name** Lot Frontage 201.00

Lot Depth Irregular Lot Size 201xlrregular Vacant Occupancy

Assessment \$ 3,826,000.00 Annual Taxes \$ \$0.00 Tax Year 2024

Annual Heating Exp Annual Insurance Exp Annual Hydro Exp Annual Other Exp **Annual Total Exp** 

**Annual Water/Sewer Exp** 

**Gross Income Net Operating Income** 

Chattel Included None **Fixtures Excluded** None Commercial SqFt Retail SqFt Office SqFt Indust./Warehse SqFt

Residential SqFt

Total SqFt 2,198.00 **Total Building Area** 

Ceiling Height **Seating Capacity Business Name** 

## **Public Remarks & Directions**

Public Remarks Professional building conveniently located in the City's Downtown. Former Engineering Space is impressive with beautiful character. Five spacious private offices. Ample parking and is Handicap accessible. The Suite has a security fob access system. Gross Lease. 2198 sqft

**Directions** 

## **Property Features**

**HEATING SOURCE** Natural Gas, Hot Water

**HEATING TYPE** 

**ACCESS** Municipal Road

SERVICES AVAILABLE Bus Service, High Speed Internet, Hydro, Natural Gas,

Private Garbage Disposal, Street Lights, Telephone

WATER/WELL Municipal Water

SEWER/SEPTIC Sewer BASEMENT Full Basement **EXTERIOR FINISH** Brick ROOF TYPE Flat

**DRIVEWAY DETAILS** Asphalt

PROPERTY FEATURES Air Conditioning, Elevator, Office Space, Parking

SITE INFLUENCES Corner Lot



Compliments of James Caicco **BROKER OF RECORD** Cell: 705-941-8978 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.

