

CLIENT VIEW



List Price	\$2,999,000	MLS #	SM240807
Status	FOR SALE	ICI Type	Comm Building
		Business Type	Institutional, Office, Service
Address	235 McNabb ST		
City	Sault Ste. Marie	P6B 1Y3	
District	Sault Ste. Marie	Zoning	I-Institutional
Sub District	Ward 2	Lot Size	433.02xIrregular
Assessment \$	3,529,000.00	Acreage	3.80
Annual Taxes	\$0.00 / 0	Fronting On	South
Lease Price	/	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Sault Ste. Marie YMCA property for sale. Located on a prime 3.5 Acre Parcel of land in a central hilltop location. Land is in an attractive location with many possibilities for this property at this price including utilizing the building with the same use, re-purpose the building, or redeveloping the land. The building is a total of just over 86,000 square feet. Currently a full service YMCA has many amenities including a full weight room and training area with small cross training area. Double gymnasium area. Two squash courts. Spacious entrance includes control desk, waiting area and cafe space. Large gymnastics area with indoor track. Several locker room areas including a men's and woman's health club section. Large portion of locker areas have been renovated. Four lane 25 yard pool with smaller shallow pool. YMCA office area includes assortment of private offices and open work area. Second floor supports the largest day care facility in Sault Ste. Marie including auditorium, day care rooms, club rooms and newer toddler and preschool areas. Several washrooms throughout the building. The structure has two major additions in 1990 and 1993 with an extensive internal renovation in 2010. Property is handicap accessible.

Directions

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No	PROPERTY FEATURES Air Conditioning, Air Exchanger, Basement, Chattels Included, Elevator, Office Space, Outside Storage, Parking, Security System, Sprinkler System, Wheelchair Access HEATING TYPE Forced Air, Boiler HEATING SOURCE Natural Gas ACCESS Municipal Road FOUNDATION Poured Concrete BASEMENT Full Basement SERVICES AVAILABLE Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone WATER/WELL Municipal Water SEWER/SEPTIC Sewer Septic Details CONSTRUCTION Concrete Block, Metal EXTERIOR FINISH Brick, Concrete Block ROOF TYPE Flat, Membrane	
Date and Phase			
SPIS Y/N	No		
Survey Y/N	/		
Approx SqFt	5000+		
Occupancy	Owner		
Age	Age (Building) 26+ Years		
Rental Equip	None		

Chattel Included List provided by LBO
Fixtures Excluded None

Seating Capacity	Parking # of Spaces	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
Retail SqFt	# Stories	
Office SqFt	# Elevators	
Indust./Warehse SqFt		
Residential SqFt		
Commercial SqFt		
Ceiling Height		

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	
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Company Name: Century 21 Choice Realty Inc. - OFFC: 705-942-2100			