



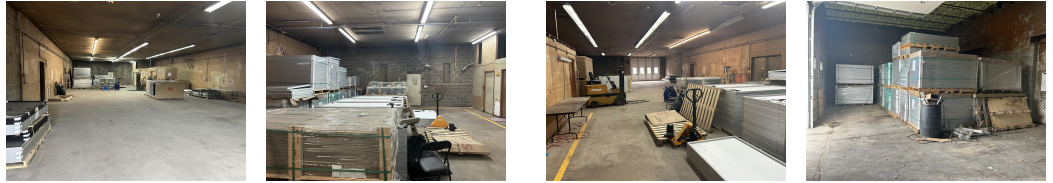
\$14

Virtual Tour

MLS Client View

| | | | |
|---------------------|------------------|----------------------------|------------------------|
| MLS # | SM240818 | Type | ICI |
| Major Area | Sault Ste. Marie | BUSINESS TYPE | Manufacturing, Service |
| District | Sault Ste. Marie | ICI TYPE | Indust Bldg |
| Sub District | Ward 1 | # Stories | |
| | 1655 Trunk RD | # Elevators | |
| | Sault Ste. Marie | # of Washrooms | |
| | P6A 6X9 | Parking # of Spaces | |

Additional Photos



General Property Information:

| | | | | | |
|------------------------|-----------------|-------------------------------|-------------|-----------------------------|----------|
| Acreage | 2.56 | Assessment \$ | 365,000.00 | Commercial SqFt | |
| Property Size | 1.0 -2.99 Acres | Annual Taxes \$ | \$17,000.00 | Retail SqFt | |
| Zoning | M-2 | Tax Year | 2022 | Office SqFt | |
| Age | | Annual Water/Sewer Exp | | Indust./Warehse SqFt | |
| Age (Building) | Unknown | Annual Heating Exp | | Residential SqFt | |
| Fronting On | South | Annual Insurance Exp | | Total SqFt | 6,500.00 |
| Waterfront Y/N | No | Annual Hydro Exp | | Total Building Area | |
| Waterfront Name | | Annual Other Exp | | Ceiling Height | |
| Lot Frontage | 184.00 | Annual Total Exp | | Seating Capacity | |
| Lot Depth | Irregular | Gross Income | | Business Name | |
| Lot Size | 184xIrregular | Net Operating Income | | | |
| Occupancy | Vacant | Chattel Included | None | | |
| | | Fixtures Excluded | None | | |

Public Remarks & Directions

Public Remarks Large industrial building with numerous overhead doors. Exterior siding and overhead doors recently replaced. Lease rate of \$13.50/square foot includes cameras. Wide open space with small office and washroom. Large exterior compound has been fenced and graded. 6500 sqft

Directions

Property Features

| | | | |
|-----------------------|-----------------|--------------------------|---------------------------------------|
| HEATING SOURCE | Natural Gas | BASEMENT | Slab or Corefloor |
| HEATING TYPE | Baseboard | CONSTRUCTION | Concrete Block |
| ACCESS | Municipal Road | EXTERIOR FINISH | Brick, Concrete Block |
| WATER/WELL | Municipal Water | ROOF TYPE | Asphalt, Pitch |
| SEWER/SEPTIC | Sewer | DRIVEWAY DETAILS | Gravel |
| | | PROPERTY FEATURES | Office Space, Overhead Doors, Parking |



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