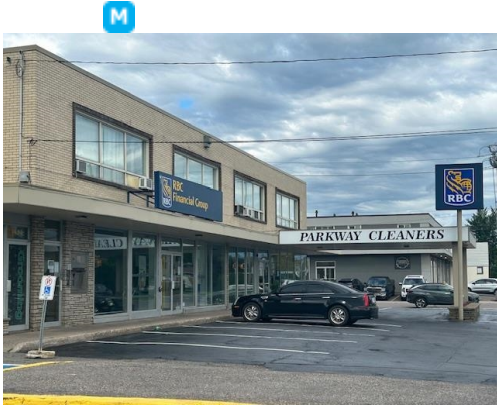


CLIENT VIEW



List Price	\$700	MLS #	SM241616
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	1496 Wellington ST E # 204		
City	Sault Ste. Marie		P6A 2R1
District	Sault Ste. Marie	Zoning	C4
Sub District	Ward 2	Lot Size	110.01x131
Assessment \$	892,000.00	Acreage	0.32
Annual Taxes	\$0.00 / 2024	Fronting On	North
Lease Price	\$700.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Located on a busy Artery at the corner of Lake Street and Wellington. Convenient parking. Desirable corner office unit now available. Layout has reception, waiting area and private offices. Includes heat. Common washrooms. Total sqft 650**

Directions
 Roll # **5761010005009000000**
 PIN **315230287**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	Less Than 700		
Occupancy	Tenant		
Age		Age (Building)	Unknown
Rental Equip	None		
		PROPERTY FEATURES	Air Conditioning, Office Space, Parking
		HEATING TYPE	Boiler
		HEATING SOURCE	Natural Gas
		ACCESS	Municipal Road
		SITE INFLUENCES	Corner Lot
		BASEMENT	None
		SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Brick

Chattel Included **None**
 Fixtures Excluded **None**

Seating Capacity	Parking # of Spaces	ANNUAL
Retail SqFt	# Stories	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp
Indust./Warehouse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt		Annual Other Exp
Ceiling Height		Annual Total Exp
		Gross Income
		Net Operating Income

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**
 E-mail **james.caicco@century21.ca**
 Company Name: **Century 21 Choice Realty Inc. - OFFC: 705-942-2100**