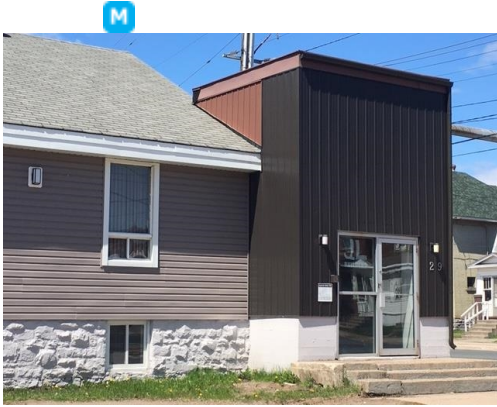


CLIENT VIEW



List Price	<b>\$260</b>	MLS #	<b>SM241899</b>
Status	<b>FOR LEASE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Office</b>
Address	<b>29 Wellington ST E # 2</b>		
City	<b>Sault Ste. Marie</b>	<b>P6A 2K9</b>	
District	<b>Sault Ste. Marie</b>	Zoning	<b>C4</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>50x100</b>
Assessment \$	<b>138,000.00</b>	Acreage	<b>0.10</b>
Annual Taxes	<b>\$0.00 / 2024</b>	Fronting On	<b>East</b>
Lease Price	<b>\$260.00 / Mo</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

Public Remarks **Professional single office renovated in downtown location. Common area includes spacious reception area, large boardroom and kitchen, ample parking on site. Very Professional Space. 148qft**

Directions  
 Roll # **576104002300400**  
 PIN **315430165**

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>No</b>	Lockbox Y/N	<b>No</b>
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>	PROPERTY FEATURES	<b>Air Conditioning, Office Space, Parking</b>
Date and Phase		HEATING TYPE	<b>Forced Air</b>
SPIS Y/N	<b>No</b>	HEATING SOURCE	<b>Natural Gas</b>
Survey Y/N	<b>No /</b>	SITE INFLUENCES	<b>Corner Lot</b>
Approx SqFt	<b>Less Than 700</b>	BASEMENT	<b>Full Basement</b>
Occupancy	<b>Owner &amp; Tenant</b>	SERVICES AVAILABLE	<b>Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone</b>
Age	Age (Building) <b>Unknown</b>	WATER/WELL	<b>Municipal Water</b>
Rental Equip	<b>None</b>	SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		CONSTRUCTION	<b>Wood Frame</b>
		EXTERIOR FINISH	<b>Siding</b>
		ROOF TYPE	<b>Flat, Pitch</b>

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

Seating Capacity	Parking # of Spaces	<b>ANNUAL</b>
Retail SqFt	# Stories	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp
Indust./Warehse 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	<b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>	Selling Office	
Sold Price		Firm Date	
Compliments of: <b>James Caicco - Cell: 705-941-8978</b>		<b>BROKER OF RECORD</b>	
E-mail <b>james.caicco@century21.ca</b>			
Company Name: <b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>			