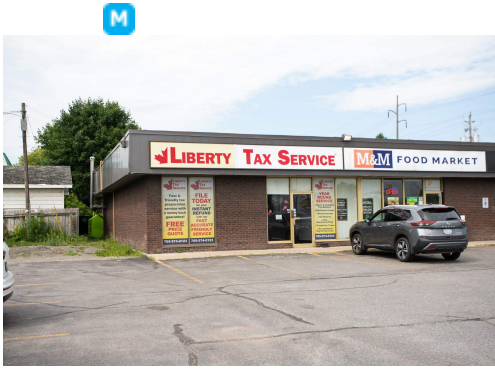


CLIENT VIEW



List Price	<b>\$18</b>	MLS #	<b>SM241925</b>
Status	<b>FOR LEASE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Business Service, Food</b>
Address	<b>216 Second LIN W # 4</b>		
City	<b>Sault Ste. Marie</b>	<b>P6C 2J3</b>	
District	<b>Sault Ste. Marie</b>	Zoning	<b>C4</b>
Sub District	<b>Ward 4</b>	Lot Size	<b>144.95x145.9</b>
Assessment \$	<b>488,000.00</b>	Acreage	<b>0.43</b>
Annual Taxes	<b>\$0.00 / 2024</b>	Fronting On	<b>North</b>
Lease Price	<b>\$18.00 / SqFt</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

Public Remarks **Excellent location in busy Second Line. One of few strip mall locations in the west-end. Excellent tenant mix including Subway, M&M Meats and Sessions. End Unit is 1335 Square feet, has ample parking and signage available. Amazing spot for any commercial use. Interior is mostly open with nice exposure to the exterior and also has back storage/kitchen area and two washrooms.**

Directions  
 Roll # **576105002408000**  
 PIN **315870264**

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, Parking, Store Front</b>
Date and Phase		HEATING TYPE	<b>HVAC Unit</b>
SPIS Y/N	<b>No</b>	HEATING SOURCE	<b>Natural Gas</b>
Survey Y/N	<b>No /</b>	ACCESS	<b>Municipal Road</b>
Approx SqFt	<b>1201-1400</b>	FOUNDATION	<b>Poured Concrete</b>
Occupancy	<b>Tenant</b>	BASEMENT	<b>Slab or Corefloor</b>
Age	Age (Building) <b>26+ Years</b>	SERVICES AVAILABLE	<b>Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone</b>
Rental Equip	<b>None</b>	WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Brick</b>
		ROOF TYPE	<b>Flat</b>

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

Seating Capacity	Parking # of Spaces	<b>ANNUAL</b>
Retail SqFt	# Stories <b>1</b>	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp
Indust./Warehse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt <b>1,335</b>		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**