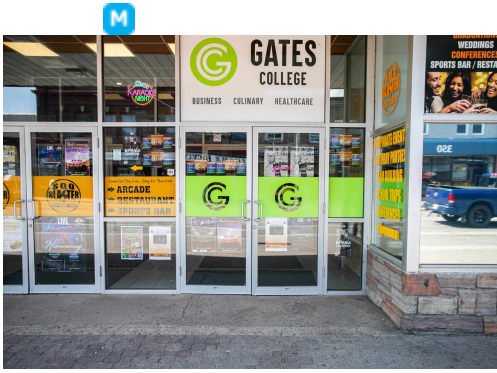


CLIENT VIEW



List Price	<b>\$7,500</b>	MLS #	<b>SM242083</b>
Status	<b>FOR LEASE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Business Service, Office,</b>
Address	<b>341 Bay ST # 2</b>		
City	<b>Sault Ste. Marie</b>		<b>P6A 1X3</b>
District	<b>Sault Ste. Marie</b>	Zoning	<b>C2</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>160.08x375.85</b>
Assessment \$	<b>2,646,000.00</b>	Acreage	<b>1.46</b>
Annual Taxes	<b>\$0.00 / 2023</b>	Fronting On	<b>North</b>
Lease Price	<b>\$7,500.00 / Mo</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** Main floor commercial space in popular hotel building downtown. Convenient access from Queen Street and Bay Street. Many complimentary commercial uses that would be complimentary to surrounding businesses. Former Gates College, the space can be divided. 6000 Sqft

**Directions**  
 Roll # **576102004214200**  
 PIN **315420050**

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>		
Date and Phase			
SPIS Y/N	<b>No</b>		
Survey Y/N	<b>No /</b>		
Approx SqFt	<b>5000+</b>		
Occupancy	<b>Vacant</b>		
Age		Age (Building)	<b>26+ Years</b>
Rental Equip	<b>None</b>		
		PROPERTY FEATURES	<b>Air Conditioning, Bldgs Divisible, Elevator, Parking, Wheelchair Access</b>
		HEATING TYPE	<b>HVAC Unit</b>
		HEATING SOURCE	<b>Natural Gas</b>
		ACCESS	<b>Municipal Road</b>
		BASEMENT	<b>Slab or Corefloor</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		CONSTRUCTION	<b>Concrete Block</b>
		EXTERIOR FINISH	<b>Brick, Concrete Block, Metal</b>
		ROOF TYPE	<b>Flat</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	<b>6,000</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**