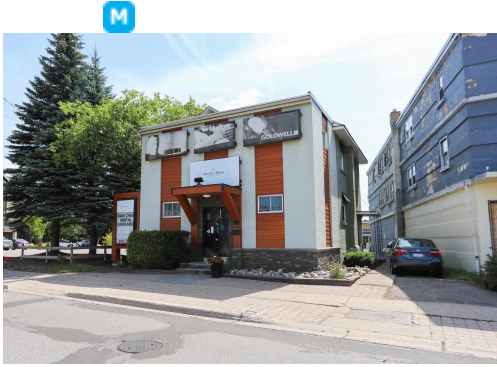


CLIENT VIEW



List Price	\$329,900	MLS #	SM242112
Status	FOR SALE	ICI Type	Comm Building
		Business Type	Business Service, Retail
Address	140 East ST		
City	Sault Ste. Marie		P6C 3C6
District	Sault Ste. Marie	Zoning	C2
Sub District	Ward 2	Lot Size	56.12xIrregular
Assessment \$	265,000.00	Acreage	0.11
Annual Taxes	\$7,981.00 / 2024	Fronting On	East
Lease Price	/	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Well maintained building in downtown location with amazing visibility. Great exposure from traffic from Albert and East Street. Convenient parking for approximately 10 off Hynes Street. Ideal space for Hair Salon, Spa or related use. Current layout has reception, private treatment rooms and hairstyling areas. Second floor can be expanded for commercial use or large-size apartment. Full basement for storage, newer AC unit, gas heat. Current business the Powder Room is moving locations. Take advantage of this great opportunity!

Directions
 Roll # **576102004316500**
 PIN **315410047**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	2501-3000		
Occupancy	Owner		
Age		Age (Building)	Unknown
Rental Equip	None		
		PROPERTY FEATURES	Air Conditioning, Basement, Chattels Included, Living Quarters, Parking, Store Front
		HEATING TYPE	Boiler
		HEATING SOURCE	Natural Gas
		FOUNDATION	Stone
		BASEMENT	Full Basement
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Brick
		ROOF TYPE	Membrane

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

Seating Capacity		Parking # of Spaces	
Retail SqFt		# Stories	
Office SqFt		# Elevators	
Indust./Warehse SqFt			
Residential SqFt			
Commercial SqFt			
Ceiling Height			
		ANNUAL	
		Annual Water/Sewer Exp	
		Annual Insurance Exp	
		Annual Heating Exp	
		Annual Hydro Exp	
		Annual Other Exp	
		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		