

VACANT LAND



\$101,500

Virtual Tour

### MLS Client View

**MLS #** SM242247  
**Major Area** Sault Ste. Marie  
**District** Sault Ste. Marie  
**Sub District** Ward 5  
Parcel 2 Wallace Terrace  
Sault Ste. Marie  
P6C 1G1

**Type** ICI  
**BUSINESS TYPE** Other  
**ICI TYPE** Indust Incl. Bldg  
**# Stories**  
**# Elevators**  
**# of Washrooms**  
**Parking # of Spaces**

### Additional Photos

NO IMAGE  
AVAILABLE

NO IMAGE  
AVAILABLE

NO IMAGE  
AVAILABLE

NO IMAGE  
AVAILABLE

### General Property Information:

**Acreage** 2.03  
**Property Size** 3.0 - 9.99 Acres  
**Zoning** M3

**Age**  
**Age (Building)** Unknown  
**Fronting On** South  
**Waterfront Y/N** No  
**Waterfront Name**  
**Lot Frontage** 114.50  
**Lot Depth** Irregular  
**Lot Size** 114.5xIrregular  
**Occupancy** Vacant

**Assessment \$** 1,014,000.00  
**Annual Taxes \$** \$0.00  
**Tax Year** 2024  
**Annual Water/Sewer Exp**  
**Annual Heating Exp**  
**Annual Insurance Exp**  
**Annual Hydro Exp**  
**Annual Other Exp**  
**Annual Total Exp**  
**Gross Income**  
**Net Operating Income**  
**Chattel Included** None  
**Fixtures Excluded** None

**Commercial SqFt**  
**Retail SqFt**  
**Office SqFt**  
**Indust./Warehse SqFt**  
**Residential SqFt**  
**Total SqFt** 0.00  
**Total Building Area**  
**Ceiling Height**  
**Seating Capacity**  
**Business Name**

### Public Remarks & Directions

**Public Remarks** City of Sault Ste. Marie industrial land for sale. This parcel of the city's industrial land inventory has approximately 115 feet frontage on Wallace Terrace and is L-shaped. Land is ready for development. Excellent opportunity for industrial businesses as there is very little industrial land in the region and the price per acre is excellent value. This proposed parcel has convenient access off Wallace Terrace and offers some attractive visibility. Total Parcel is over two acres

**Directions**

### Property Features

**HEATING SOURCE** None  
**ACCESS** Municipal Road  
**SERVICES AVAILABLE** Cable, High Speed Internet, Hydro, Natural Gas, Telephone  
**WATER/WELL** Municipal Water  
**SEWER/SEPTIC** Sewer

**BASEMENT** None  
**EXTERIOR FINISH** Other  
**DRIVEWAY DETAILS** None



Compliments of  
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**SAULT STE. MARIE ON P6A 3B6**

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**CENTURY 21.**  
Choice Realty Inc.