

\$15

Virtual Tour

MLS Client View

MLS# SM242877 Major Area Sault Ste. Marie District Sault Ste. Marie

Sub District Ward 4

105 White Oak DR E # 1

Sault Ste. Marie

P6B 4J7

Type ICI

BUSINESS TYPE Office, Service

ICI TYPE Comm Building, Indust Bldg

3

Stories

Elevators # of Washrooms

Parking # of Spaces

Additional Photos









General Property Information:

0.57 Acreage

Property Size 0.5 -0.99 Acres

Zoning M-2

Age Age (Building) Unknown Fronting On South Waterfront Y/N No **Waterfront Name** Lot Frontage 99.75 Lot Depth 249.37 Lot Size 99.75x249.37 Assessment \$ 623,000.00 Annual Taxes \$ \$0.00 Tax Year 2022 **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 N/A **Fixtures Excluded** N/A Commercial SqFt Retail SqFt Office SqFt Indust./Warehse SqFt

Residential SqFt

Total SqFt 6,000.00 **Total Building Area**

Ceiling Height **Seating Capacity Business Name**

Public Remarks & Directions

Vacant

Public Remarks SOLID BUILDING WITH FRONT PORTION FOR LEASE. APPROXIMATELY 6,000 SQUARE FEET. INCLUDES SEVERAL OFFICES, TWO COMMERCIAL KITCHENS, COMMON AREAS, AND TWO HANDICAP ACCESSIBLE WASHROOMS. PARKING ON-SITE AVAILABLE. BUILDING HAS BEEN WELL MAINTAINED OVER THE YEARS WITH MANY IMPROVEMENTS. 6000SQFT

Directions

Occupancy

Property Features

HEATING SOURCE Natural Gas **HEATING TYPE** Forced Air, HVAC Unit **ACCESS** Municipal Road

SERVICES AVAILABLE Cable, High Speed Internet, Hydro, Natural Gas,

Private Garbage Disposal, Telephone

WATER/WELL Municipal Water

SEWER/SEPTIC Sewer **BASEMENT** Slab or Corefloor **FOUNDATION** Poured Concrete **CONSTRUCTION** Concrete Block EXTERIOR FINISH Brick, Metal ROOF TYPE Flat, Membrane

DRIVEWAY DETAILS Asphalt, Parking Lot

PROPERTY FEATURES Air Conditioning, Office Space, Overhead Doors,

Parking, Store Front



Compliments of James Caicco **BROKER OF RECORD** Cell: 705-941-8978 james.caicco@century21.ca https://james-caicco.c21.ca Century 21 Choice Realty Inc. 121 BROCK ST.

SAULT STE. MARIE ON P6A 3B6

List Office Name Century 21 Choice Realty Inc.

