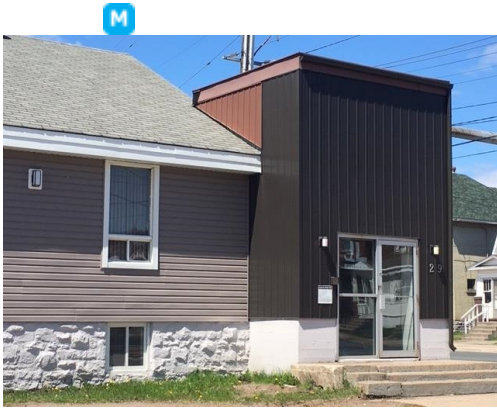


CLIENT VIEW



List Price	<b>\$214,900</b>	MLS #	<b>SM242932</b>
Status	<b>FOR SALE</b>	ICI Type	<b>Comm Building</b>
		Business Type	<b>Office</b>
Address	<b>21-29 Wellington ST E</b>		
City	<b>Sault Ste. Marie</b>		<b>P6A 2K9</b>
District	<b>Sault Ste. Marie</b>	Zoning	<b>0.16</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>74.81x93.76</b>
Assessment \$	<b>186,000.00</b>	Acreage	<b>0.16</b>
Annual Taxes	<b>\$8,134.00 / 2023</b>	Fronting On	<b>South</b>
Lease Price	<b>/</b>	Land Type	<b>Deeded Land</b>
Possession			
Closing Date			

**Public Remarks** **SOLID COMMERCIAL BUILDING DOWNTOWN. INCLUDES PARKING ON THREE SIDES OF THE BUILDING. WELL MAINTAINED COMMERCIAL SPACE. APPROXIMATELY 2,400 SQUARE FEET. MAIN FLOOR CONSISTS OF RECEPTION, BOARDROOM, KITCHEN, WASHROOM, AND SEVERAL OFFICES OF DIFFERENT SIZES. FULL FINISHED BASEMENT INCLUDES LARGE OFFICE AREA, SEVERAL OFFICES, LUNCH ROOM, AND TWO WASHROOMS. EXCELLENT LAYOUT FOR A BUSINESS OR CAN BE LEASED TO BE AN ATTRACTIVE INVESTMENT PROPERTY**

**Directions**  
**Roll #** 576104002300400 & 576104002300300  
**PIN** 315430165 & 315430164

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</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			
Survey Y/N	<b>/</b>		
Approx SqFt	<b>2001-2500</b>		
Occupancy	<b>Owner &amp; Tenant</b>		
Age		Age (Building)	<b>Unknown</b>
Rental Equip	<b>N/A</b>		
		PROPERTY FEATURES	<b>Air Conditioning, Basement, Office Space, Parking, Workshop /Storage</b>
		HEATING TYPE	<b>Forced Air</b>
		HEATING SOURCE	<b>Natural Gas</b>
		ACCESS	<b>Municipal Road</b>
		FOUNDATION	<b>Stone</b>
		BASEMENT	<b>Full Basement</b>
		SERVICES AVAILABLE	<b>Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone</b>
		WATER/WELL	<b>Municipal Water</b>
		SEWER/SEPTIC	<b>Sewer</b>
		Septic Details	
		EXTERIOR FINISH	<b>Metal, Vinyl</b>
		ROOF TYPE	<b>Asphalt</b>

**Chattel Included** **ALL WINDOW COVERINGS, MAIN LEVEL FURNISHINGS, FRIDGE, STOVE, DISHWASHERS**  
**Fixtures Excluded** **N/A**

Seating Capacity		Parking # of Spaces	
Retail SqFt		# Stories	
Office SqFt		# Elevators	
Indust./Warehse SqFt			
Residential SqFt			
Commercial SqFt			
Ceiling Height			
		<b>ANNUAL</b>	
		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	<b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>	Selling Office	
Sold Price		Firm Date	
	Compliments of: <b>James Caicco - Cell: 705-941-8978</b>		<b>BROKER OF RECORD</b>
	E-mail: <b>james.caicco@century21.ca</b>		
	Company Name: <b>Century 21 Choice Realty Inc. - OFFC: 705-942-2100</b>		