



\$1,500,000

Virtual Tour

MLS Client View

MLS #	SM243082	Type	ICI
Major Area	Sault Ste. Marie	BUSINESS TYPE	Office, Other
District	Sault Ste. Marie	ICI TYPE	Comm Building
Sub District	Ward 2	# Stories	
	170 East ST	# Elevators	
	Sault Ste. Marie	# of Washrooms	
	P6A 3C6	Parking # of Spaces	

Additional Photos



General Property Information:

Acreage	1.08	Assessment \$	2,002,000.00	Commercial SqFt	
Property Size	1.0 -2.99 Acres	Annual Taxes \$	\$76,000.00	Retail SqFt	
Zoning	C-2	Tax Year	2023	Office SqFt	
Age		Annual Water/Sewer Exp		Indust./Warehse SqFt	
Age (Building)	26+ Years	Annual Heating Exp		Residential SqFt	
Fronting On	East	Annual Insurance Exp		Total SqFt	15,309.00
Waterfront Y/N	No	Annual Hydro Exp		Total Building Area	18,982
Waterfront Name		Annual Other Exp		Ceiling Height	
Lot Frontage	309.80	Annual Total Exp		Seating Capacity	
Lot Depth	Irregular	Gross Income	451,091.00	Business Name	
Lot Size	309.8xIrregular	Net Operating Income			
Occupancy	Owner & Tenant	Chattel Included	Coin change machine, security kiosk,		

Public Remarks & Directions

Public Remarks Solid downtown three-story building with approximately 19,000 square feet, including a basement and barrier-free access with elevator. This Doctor Building boasts a tenant mix of medical-related services. Ample parking is available on-site, featuring a paid parking machine and gate system that generates additional revenue. This property offers an excellent opportunity for an owner-user or investor. Vacant space is currently available, providing the potential to relocate their business or practice while collecting revenue from other tenants. Sellers are open to leasing back the vacant space for a short term, allowing investors time to secure other suitable tenants. Building area is an estimate and subject to confirmation by the buyer. Copies of signed leases are available to qualified buyers, and a

Directions

Property Features

HEATING SOURCE	Natural Gas	BASEMENT	Full Basement
HEATING TYPE	HVAC Unit	FOUNDATION	Poured Concrete
ACCESS	Municipal Road	CONSTRUCTION	Metal, Poured Concrete
SERVICES AVAILABLE	Bus Service, Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone	EXTERIOR FINISH	Stucco
WATER/WELL	Municipal Water	ROOF TYPE	Flat, Membrane
SEWER/SEPTIC	Sewer	DRIVEWAY DETAILS	Asphalt, Parking Lot
		PROPERTY FEATURES	Air Conditioning, Elevator, Office Space, Parking, Security System, Wheelchair Access



Compliments of
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