



\$775

Virtual Tour

MLS Client View

MLS # SM250131
Major Area Sault Ste. Marie
District Sault Ste. Marie
Sub District Ward 2
 875 Queen ST E # 4A
 Sault Ste. Marie
 P6A 3G4

Type ICI
BUSINESS TYPE Office
ICI TYPE Comm Building
Stories
Elevators
of Washrooms
Parking # of Spaces

Additional Photos



General Property Information:

Acreage 10.36
Property Size 1.0 -2.99 Acres
Zoning Commercial

Age
Age (Building) Unknown
Fronting On East
Waterfront Y/N No
Waterfront Name
Lot Frontage 201.00
Lot Depth Irregular
Lot Size 201xIrregular
Occupancy Vacant

Assessment \$ 3,826,000.00
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 N/A
Fixtures Excluded N/A

Commercial SqFt
Retail SqFt
Office SqFt
Indust./Warehse SqFt
Residential SqFt
Total SqFt 715.00
Total Building Area
Ceiling Height
Seating Capacity
Business Name

Public Remarks & Directions

Public Remarks Professional building conveniently located in the City's Downtown. Amenities include ample parking, access to common Board Room, and is Handicap accessible. Space has private office and large room that has flexibility to be used for any uses. Affordable rate. Gross Lease. 715 sqft.

Directions

Property Features

HEATING SOURCE Natural Gas, Hot Water
HEATING TYPE Boiler
ACCESS Municipal Road
WATER/WELL Municipal Water
SEWER/SEPTIC Sewer

BASEMENT None
EXTERIOR FINISH Brick
ROOF TYPE Flat
DRIVEWAY DETAILS Asphalt
PROPERTY FEATURES Air Conditioning, Elevator, Office Space, Parking

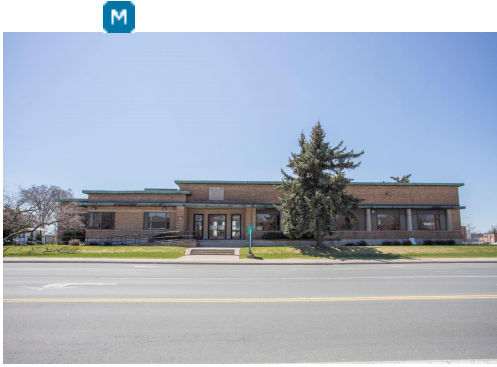


Compliments of
James Caicco
BROKER OF RECORD
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james.caicco@century21.ca
<https://james-caicco.c21.ca>
 Century 21 Choice Realty Inc.
 121 BROCK ST.
 SAULT STE. MARIE ON P6A 3B6

List Office Name
 Century 21 Choice Realty Inc.



CLIENT VIEW



List Price	\$775	MLS #	SM250131
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	875 Queen ST E # 4A		
City	Sault Ste. Marie	P6A 3G4	
District	Sault Ste. Marie	Zoning	Commercial
Sub District	Ward 2	Lot Size	201xIrregular
Assessment \$	3,826,000.00	Acreage	10.36
Annual Taxes	\$0.00 / 2024	Fronting On	East
Lease Price	\$775.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **Professional building conveniently located in the City's Downtown. Amenities include ample parking, access to common Board Room, and is Handicap accessible. Space has private office and large room that has flexibility to be used for any uses. Affordable rate. Gross Lease. 715 sqft.**

Directions
 Roll # **5761020045041000000**
 PIN **315400103**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N			
Survey Y/N	/		
Approx SqFt	701-1000		
Occupancy	Vacant		
Age		Age (Building)	Unknown
Rental Equip	N/A		
		PROPERTY FEATURES	Air Conditioning, Elevator, Office Space, Parking
		HEATING TYPE	Boiler
		HEATING SOURCE	Natural Gas, Hot Water
		ACCESS	Municipal Road
		BASEMENT	None
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Brick
		ROOF TYPE	Flat

Chattel Included **N/A**
 Fixtures Excluded **N/A**

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