

CLIENT VIEW



List Price	\$20	MLS #	SM250197
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Business Service, Food
Address	760 Second LIN E # 1		
City	Sault Ste. Marie		P6B 4K4
District	Sault Ste. Marie	Zoning	C-4
Sub District	Ward 3	Lot Size	228.2xIRR
Assessment \$	482,000.00	Acreage	0.67
Annual Taxes	\$0.00 / 2024	Fronting On	North
Lease Price	\$20.00 / SqFt	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **PRIME COMMERCIAL SPACE IN VERY BUSY STRIP MALL LOCATED ON BUSY ARTERY WITH GREAT EXPOSURE. WELL MAINTAINED MALL HAS EXCELLENT VISIBILITY AND AMPLE PARKING. GREAT LAYOUT TO THE SPACE WITH LARGE, BRIGHT OPEN AREA, OFFICE , HANDICAP ACCESSIBLE WASHROOM, AND SECOND ENTRANCE. C-4 ZONING ALLOW MOST ANY COMMERCIAL USES : 1404SQFT**

Directions
 Roll # **576103007504100**
 PIN **315130268**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N		Lockbox Y/N	Yes
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N			
Survey Y/N	No /		
Approx SqFt	1401-1600		
Occupancy	Vacant		
Age	2015	Age (Building)	6-10 Years
Rental Equip	N/A		
		PROPERTY FEATURES	Air Conditioning, Air Exchanger, Office Space, Parking, Store Front
		HEATING TYPE	Forced Air
		HEATING SOURCE	Natural Gas
		ACCESS	Municipal Road
		SITE INFLUENCES	Corner Lot
		FOUNDATION	Poured Concrete
		BASEMENT	Slab or Corefloor
		SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	
		EXTERIOR FINISH	Concrete Block, Stucco
		ROOF TYPE	Asphalt, Shingle

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		