



\$5,499,000

Virtual Tour

MLS Client View

MLS # SM250314
Major Area Sault Ste. Marie
District Sault Ste. Marie
Sub District Ward 3
 550 Second LIN E
 Sault Ste. Marie
 P6B 5A5

Type ICI
BUSINESS TYPE Business Service, Manufacturing, Office, Retail, Warehouse
ICI TYPE Comm Building, Indust Bldg
Stories
Elevators
of Washrooms

Additional Photos



General Property Information:

Acreage 3.34
Property Size 3.0 - 9.99 Acres
Zoning M-2
Age
Age (Building) Unknown
Fronting On North
Waterfront Y/N No
Waterfront Name
Lot Frontage 353.14
Lot Depth 398.75
Lot Size 353014x398.75
Occupancy Owner & Tenant

Assessment \$ 2,134,000.00
Annual Taxes \$ \$85,909.00
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 44,949.00
Total Building Area
Ceiling Height
Seating Capacity
Business Name

Public Remarks & Directions

Public Remarks Large commercial/industrial building zoned M-2 located on busy artery with excellent exposure and presence. Many possible uses for this building over 44,000sqft on 3.3 acres of land. Building is fully occupied with no vacancies. Solid triple 'A' tenants including Canadian Tire, FedEx, Reliance and MPAC. Net income projected to be over \$420,000 annually. Extensive renovations in past years including various capital improvements. A great mix of office area and warehouse space. Various overhead doors and loading dock area.

Directions

Property Features

HEATING SOURCE Natural Gas
HEATING TYPE HVAC Unit
ACCESS Municipal Road
SERVICES AVAILABLE Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone
WATER/WELL Municipal Water
SEWER/SEPTIC Sewer

BASEMENT Slab or Corefloor
EXTERIOR FINISH Brick, Metal
ROOF TYPE Flat, Membrane
DRIVEWAY DETAILS Asphalt, Parking Lot
PROPERTY FEATURES Air Conditioning, Fenced, Loading Docks, Office Space, Overhead Doors, Parking, Paved Yard, Sprinkler System, 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.

