



CLIENT VIEW

List Price	\$2,500	MLS #	SM251123
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	642 Queen ST E # 1		
City	Sault Ste. Marie	P6A 2A4	
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 2	Lot Size	26.21X188.25
Assessment \$	310,000.00	Acreage	0.23
Annual Taxes	\$0.00 / 2024	Fronting On	North
Lease Price	\$2,500.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **CONVENIENTLY LOCATED IN THE PAUL MALL WITH UPDATED COMMON AREA. PRIME DOWNTOWN LOCATION ON QUEEN STREET EAST. SPACE HAS VISIBLE STOREFRONT ON QUEEN STREET GIVING THE LOCATION GREAT EXPOSURE. WIDE OPEN SPACE WITH TWO ENTRANCES, HIGH CEILINGS, AND KITCHEN AREA IN THE REAR. GREAT FOR ANY COMMERCIAL OR RETAIL USE. EASE OF ACCESS THROUGH THE MALL FROM QUEEN STREET OR FROM THE CONVENIENT REAR PARKING.**

Directions
Roll # **576102004204400**
PIN **315410016**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Yes	Lockbox Y/N	
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No	PROPERTY FEATURES Office Space HEATING TYPE Boiler HEATING SOURCE Natural Gas ACCESS Municipal Road BASEMENT None SERVICES AVAILABLE Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone WATER/WELL Municipal Water SEWER/SEPTIC Sewer Septic Details EXTERIOR FINISH Brick, Stucco	
Date and Phase			
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	2001-2500		
Occupancy	Tenant		
Age			
Age (Building)	Unknown		
Rental Equip	None		
Chattel Included	None		
Fixtures Excluded	None		

Seating Capacity		Parking # of Spaces	ANNUAL
Retail SqFt		# Stories	Annual Water/Sewer Exp
Office SqFt	2,125	# 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		