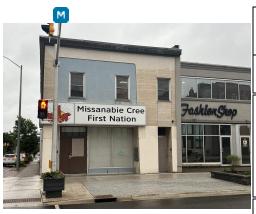
CLIENT VIEW



List Price \$975 Status

FOR LEASE

MLS# SM251697 ICI Type **Comm Building**

Business Type Office

Address 557 Queen ST E # 201

City Sault Ste. Marie P6A 2A3

Sault Ste. Marie District

Sub District Ward 2

Assessment \$ 253,000.00

Annual Taxes \$\$0.00 / 2025

Lease Price \$975.00 / Mo Zoning C-2

Lot Size 24.94X89.78 Acreage

Fronting On South

Land Type Deeded Land

Possession Closing Date

Public Remarks LOCATED IN THE HEART OF DOWNTOWN CLOSE TO PLAZA. SECOND FLOOR OFFICE SPACE IN WELL MAINTAINED BUILDING.

INCLUDES RECEPTION DESK FURNITURE. FIVE PRIVATES ALL WITH WINDOWS OVERLOOKING DOWNTOWN. COMMON

WASHROOMS. GREAT LAYOUT. CLOSE TO DOWNTOWN PLAZA.

Directions

Roll# 576102004216200

PIN 315420089

Waterfront Y/N No Waterfront Name

Sign Y/N Local Imprv No Lockbox Y/N Imprv Cost \$ No

Enviro. Audit No Date and Phase

No

Survey Y/N No 701-1000 Approx SqFt

Occupancy

SPIS Y/N

Age (Building) 26+ Years Age

Rental Equip NONE

PROPERTY FEATURES Air Conditioning,

Office Space

HEATING TYPE HVAC Unit HEATING SOURCE Natural Gas ACCESS Municipal Road SITE INFLUENCES Corner Lot

BASEMENT Slab or Corefloor

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 Stucco

ROOF TYPE Flat

NONE Chattel Included Fixtures Excluded NONE

Seating Capacity

Retail SqFt Office SqFt

Indust./Warehse SqFt Residential SqFt

Commercial SqFt 780

Ceiling Height

Parking # of Spaces

Stories # Elevators **ANNUAL**

Annual Water/Sewer Exp

Annual Insurance Exp

Annual Heating Exp

Annual Hydro Exp

Annual Other Exp

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

James Caicco - Cell: 705-941-8978

BROKER OF RECORD

Compliments of:

E-mail james.caicco@century21.ca

Company Name: Century 21 Choice Realty Inc. - OFFC: 705-942-2100

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