



CLIENT VIEW

List Price	\$975	MLS #	SM251697
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	557 Queen ST E # 201		
City	Sault Ste. Marie		
	P6A 2A3		
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 2	Lot Size	24.94X89.78
Assessment \$	253,000.00	Acreage	
Annual Taxes	\$0.00 / 2025	Fronting On	South
Lease Price	\$975.00 / Mo	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	No	Lockbox Y/N	
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	701-1000		
Occupancy			
Age		Age (Building)	26+ Years
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

Chattel Included **NONE**
Fixtures Excluded **NONE**

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	780			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**