



CLIENT VIEW

List Price	\$16	MLS #	SM252188
Status	FOR LEASE	ICI Type	Comm Building, Indust Bldg
		Business Type	Automotive, Business
Address	605 Third LIN E		
City	Sault Ste. Marie	P6A 6J8	
District	Sault Ste. Marie	Zoning	M-2
Sub District	Ward 3	Lot Size	150 x Irregular
Assessment \$	1,951,000.00	Acreage	4.15
Annual Taxes	\$0.00 / 2025	Fronting On	South
Lease Price	\$16.00 / SqFt	Land Type	Deeded Land
Possession	Immediate		
Closing Date			

Public Remarks **LIGHT INDUSTRIAL BUILDING BUILT IN 2008 LOCATED IN DESIRABLE CENTRAL LOCATION ALONG THE TRANS-CANADA HIGHWAY AND VERY CLOSE TO FUTURE SACKVILLE ROAD EXTENSION. BUILDING PREVIOUSLY USED AS A TURN-KEY HEAVY EQUIPMENT REPAIR & SERVICE FACILITY WITH DRIVE-THROUGH BAYS, PROFESSIONAL OFFICE SPACE/SHOWROOM, AND 3 PHASE POWER. LARGE PARCEL OF LAND CAN ACCOMMODATE VEHICLE FLEET, COMPOUND, OR EQUIPMENT/MATERIAL STORAGE. A TOTAL OF 2 OVERHEAD 16 FOOT DOORS, MULTIPLE WASHROOMS, AND 20 FOOT CEILINGS. IDEAL FOR LIGHT INDUSTRIAL OR COMMERCIAL USES. OWNER WILLING TO BUILD TO SUIT FOR ANY TYPE OF COMMERCIAL TENANT - RENDERINGS FOR EXTERIOR COMMERCIAL ENHANCEMENT ALREADY COMPLETED.**

Directions

Roll # **576103006204602**
PIN **31561030**

Waterfront Y/N **No**

Waterfront Name

Sign Y/N **Yes** Lockbox Y/N
Local Imprv **No** Imprv Cost \$
Enviro. Audit **No**
Date and Phase
SPIS Y/N **No**
Survey Y/N **No /**
Approx SqFt **5000+**
Occupancy **Vacant**
Age **2008** Age (Building) **16-20 Years**
Rental Equip **NONE**

PROPERTY FEATURES **Bldgs Divisible, Office Space, Overhead Doors, Parking, Security System, Store Front**
HEATING TYPE **HVAC Unit, Space Heater**
HEATING SOURCE **Natural Gas**
ACCESS **Municipal Road**

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 **NONE**
CONSTRUCTION **Metal**
EXTERIOR FINISH **Metal, Stone**

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

Seating Capacity **1**
Retail SqFt
Office SqFt
Indust./Warehse SqFt
Residential SqFt
Commercial SqFt **6,500**
Ceiling Height **20 FEET**

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

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**