



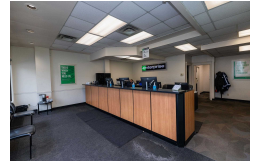
\$799,900

Virtual Tour

MLS Client View

MLS #	SM252626	Type	ICI
Major Area	Sault Ste. Marie	BUSINESS TYPE	Business Service, Food Service, Office, Retail, Service Station
District	Sault Ste. Marie	# Stories	2
Sub District	Ward 4	# Elevators	
	97 Great Northern RD	# of Washrooms	
	Sault Ste. Marie	Parking # of Spaces	28
	P6B 4Y9		

Additional Photos



General Property Information:

Acreage	0.36	Assessment \$	594,000.00	Commercial SqFt	5,150
Property Size	0.0 - 0.49 Acres	Annual Taxes \$	\$24,655.00	Retail SqFt	
Zoning	C-4	Tax Year	2025	Office SqFt	
Age		Annual Water/Sewer Exp		Indust./Warehse SqFt	
Age (Building)	Unknown	Annual Heating Exp		Residential SqFt	
Fronting On	West	Annual Insurance Exp		Total SqFt	5,150.00
Waterfront Y/N	No	Annual Hydro Exp		Total Building Area	
Waterfront Name		Annual Other Exp		Ceiling Height	
Lot Frontage	114.72	Annual Total Exp		Seating Capacity	
Lot Depth	136.45	Gross Income		Business Name	
Lot Size	114.72 x 136.45	Net Operating Income			
Occupancy	Tenant	Chattel Included	None		
		Fixtures Excluded	None		

Public Remarks & Directions

Public Remarks Located in prime spot on Great Northern Road. Attractive commercial investment building with excellent visibility. Large corner property that allows access off Wawanosh and plenty of parking of approximately 28 spots. Fully occupied with a great mix of long-term tenants with a possibility for an owner-occupied unit. The building has been well-maintained by the owners and is a great investment. Your opportunity to own a portion of the Golden Mile. Vendor will consider holding mortgage to qualified purchaser.

Directions

Property Features

HEATING SOURCE	Natural Gas	BASEMENT	Slab or Corefloor
HEATING TYPE	HVAC Unit	FOUNDATION	Poured Concrete
ACCESS	Municipal Road	CONSTRUCTION	Concrete Block, Wood Frame
SERVICES AVAILABLE	Bus Service, Cable, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone	EXTERIOR FINISH	Brick, Stucco
WATER/WELL	Municipal Water	ROOF TYPE	Metal, Shingle
SEWER/SEPTIC	Sewer	DRIVEWAY DETAILS	Parking Lot
		PROPERTY FEATURES	Bldgs Divisible, Office Space, Overhead Doors, Parking, 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.

CENTURY 21.
 Choice Realty Inc.