



CLIENT VIEW

List Price	\$1,050	MLS #	SM252692
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office
Address	258 Queen ST E # 302		
City	Sault Ste. Marie	P6A 1Y7	
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 2	Lot Size	166.04 x Irreg
Assessment \$	1,182,000.00	Acreage	
Annual Taxes	\$0.00 / 2025	Fronting On	North
Lease Price	\$1,050.00 / SqFt	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks **ATTRACTIVE OFFICE SPACE IN GREAT DOWNTOWN LOCATION ACROSS FROM THE GFL CENTRE AND AMPLE PUBLIC PARKING. LOCATED WITHIN UNITED WAY SPACE LOCATED ON THIRD FLOOR OF THE BUILDING. INCLUDES THREE PRIVATE OFFICES IN SEPARATE WING OF BUILDING. COMMON AREAS INCLUDE ACCESSIBLE WASHROOM AND KITCHEN. ACCESS TO BOARDROOM FOR OCCASIONAL USE. FULLY ACCESSIBLE WITH ELEVATOR ACCESS TO THE SPACE.**

Directions
Roll # **576104002106700**
PIN **314430054/315430041**

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	Less Than 700		
Occupancy	Tenant		
Age		Age (Building)	Unknown
Rental Equip	None		
		PROPERTY FEATURES	Air Conditioning, Elevator, Office Space, Parking, Security System, Wheelchair Access
		HEATING TYPE	HVAC Unit
		HEATING SOURCE	Natural Gas
		ACCESS	Municipal Road
		FOUNDATION	Poured Concrete
		BASEMENT	None
		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
		EXTERIOR FINISH	Metal
		ROOF TYPE	Flat, Tar/Gravel

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	400			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		

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