

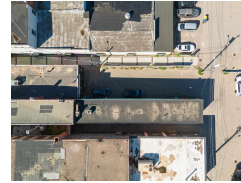
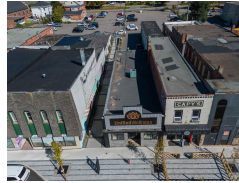
\$379,900

Virtual Tour

MLS Client View

MLS #	SM252952	Type	ICI
Major Area	Sault Ste. Marie	BUSINESS TYPE	Business Service, Office, Retail, Service
District	Sault Ste. Marie	ICI TYPE	Comm Building
Sub District	Ward 2	# Stories	
	644 Queen ST E	# Elevators	
	Sault Ste. Marie	# of Washrooms	2
	P6A 2A4	Parking # of Spaces	6

Additional Photos



General Property Information:

Acreage	
Property Size	0.0 - 0.49 Acres
Zoning	C2
Age	
Age (Building)	26+ Years
Fronting On	North
Waterfront Y/N	No
Waterfront Name	
Lot Frontage	26.21
Lot Depth	188.25
Lot Size	26.21X188.25
Occupancy	Owner

Assessment \$	224,000.00
Annual Taxes \$	\$9,297.00
Tax Year	2025
Annual Water/Sewer Exp	
Annual Heating Exp	
Annual Insurance Exp	
Annual Hydro Exp	
Annual Other Exp	
Annual Total Exp	
Gross Income	
Net Operating Income	
Chattel Included	Rear light box sign, reception fireplace &

Commercial SqFt	
Retail SqFt	
Office SqFt	
Indust./Warehse SqFt	
Residential SqFt	
Total SqFt	2,400.00
Total Building Area	
Ceiling Height	10
Seating Capacity	
Business Name	

Public Remarks & Directions

Public Remarks Queen Street building for sale located in prime block of downtown. Building has been completely renovated. Well suited for any professional use including medical, wellness, or other office use. Entire space in handicap accessible including entrance, washrooms, and hallways. Current set-up has inviting reception/waiting area, front office, eight offices/treatment rooms, two washrooms-one with shower, small gym, and laundry area. Full basement for storage, inventory, or additional space/ Newer gas heat and central air. Rear of building is paved for parking at least six vehicles all renovations completed with excellent materials and workmanship including and attractive facade fronting queen street east. Turn-key business for any professional.

Directions Include neighborhood information if applicable

Property Features

HEATING SOURCE	Natural Gas
HEATING TYPE	Forced Air
ACCESS	Municipal Road
SERVICES AVAILABLE	Bus Service, Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone
WATER/WELL	Municipal Water
SEWER/SEPTIC	Sewer

BASEMENT	Full Basement
FOUNDATION	Stone
EXTERIOR FINISH	Brick
ROOF TYPE	Flat, Membrane
DRIVEWAY DETAILS	Asphalt
PROPERTY FEATURES	Air Conditioning, Basement, Office Space, Parking, Store Front, Wheelchair Access, Workshop/Storage



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