



\$299,900

Virtual Tour

MLS Client View

MLS #	SM253065	Type	ICI
Major Area	Sault Ste. Marie	BUSINESS TYPE	Business Service, Retail
District	Sault Ste. Marie	ICI TYPE	Comm Building
Sub District	Ward 2	# Stories	
	140 East ST	# Elevators	
	Sault Ste. Marie	# of Washrooms	
	P6C 3C6	Parking # of Spaces	

Additional Photos



General Property Information:

Acreage	0.11	Assessment \$	265,000.00	Commercial SqFt	2,923
Property Size	0.0 - 0.49 Acres	Annual Taxes \$	\$8,194.00	Retail SqFt	
Zoning	C2	Tax Year	2025	Office SqFt	
Age		Annual Water/Sewer Exp		Indust./Warehse SqFt	
Age (Building)	Unknown	Annual Heating Exp		Residential SqFt	
Fronting On	East	Annual Insurance Exp		Total SqFt	2,923.00
Waterfront Y/N	No	Annual Hydro Exp		Total Building Area	
Waterfront Name		Annual Other Exp		Ceiling Height	
Lot Frontage	56.12	Annual Total Exp		Seating Capacity	
Lot Depth	Irregular	Gross Income		Business Name	
Lot Size	56.12xIrregular	Net Operating Income			
Occupancy	Owner	Chattel Included	None		
		Fixtures Excluded	None		

Public Remarks & Directions

Public Remarks Well maintained building in downtown location with amazing visibility. Great exposure from traffic from Albert and East Street. Convenient parking for approximately 10 off Hynes Street. Ideal space for Hair Salon, Spa or related use. Current layout has reception, private treatment rooms and hairstyling areas. Second floor can be expanded for commercial use or large-size apartment. Full basement for storage, newer AC unit, gas heat. Current business the Powder Room is moving locations. Take advantage of this great opportunity!

Directions

Property Features

HEATING SOURCE	Natural Gas	BASEMENT	Full Basement
HEATING TYPE	Boiler	FOUNDATION	Stone
SERVICES AVAILABLE	Bus Service, Cable, Garbage Pickup, High Speed Internet, Hydro, Natural Gas, Street Lights, Telephone	EXTERIOR FINISH	Brick
WATER/WELL	Municipal Water	ROOF TYPE	Membrane
SEWER/SEPTIC	Sewer	DRIVEWAY DETAILS	Asphalt, Parking Lot
		PROPERTY FEATURES	Air Conditioning, Basement, Chattels Included, Living Quarters, Parking, Store Front



Compliments of
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