



CLIENT VIEW

List Price	\$2,000	MLS #	SM253166
Status	FOR LEASE	ICI Type	Comm Building
		Business Type	Office, Other
Address	170 East ST		
City	Sault Ste. Marie		P6A 3C6
District	Sault Ste. Marie	Zoning	C-2
Sub District	Ward 2	Lot Size	309.8 x IRR
Assessment \$	2,002,000.00	Acreage	1.08
Annual Taxes	\$0.00 / 2025	Fronting On	East
Lease Price	\$2,000.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks Solid downtown three-story building in convenient downtown location. Barrier-free access with elevator. This Doctor Building boasts a tenant mix of medical-related services. Ample parking is available on-site. Suite 105 was a former pharmacy and is in great condition with wide-open space, natural light, and two private offices with plumbing available.

Directions

Roll # **576102004315900**
PIN **315410045 & 315410046**

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	No	Lockbox Y/N	No
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	No		
Date and Phase			
SPIS Y/N	No		
Survey Y/N	No /		
Approx SqFt	701-1000		
Occupancy	Owner & Tenant		
Age		Age (Building)	26+ Years
Rental Equip	N/A		
		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	Full Basement
		SERVICES AVAILABLE	Bus Service, Cable, Garbage PickUp, High Speed Internet, Hydro, Natural Gas, Private Garbage Disposal, Street Lights, Telephone
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	None
		EXTERIOR FINISH	Stucco
		ROOF TYPE	Flat, Membrane

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	875			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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