



Price: \$145,000 Status: Active	MLS. #: SM116120 Status: Sale, GST Excl Type: Commercial
Address: 50 ONTARIO AVE City: ELLIOT LAKE, GUNTERMAN, P5A 1Z4	
District: EAST Sub-District: ELAKE Assessment: 115,000 Roll #: 5741000005076000000 Taxes: 6542 / 2016	Zoning: COMM & RES Lot Size: 17 X 60 Acreage: Property Front:
Possession: TBA	

Overview Commercial building with a convenient location. This building features 2 bachelor unit (both rented), a commercial store front and plenty of storage space below grade. 3 separate hydro meters. High traffic location, Across from new Pearson Plaza. Building has been recently upgraded. Newer stucco siding. Plenty of potential. Call to view!

Directions

Waterfront: No	Water Name:	Water Type:
-----------------------	-------------	-------------

Sign: Yes Lockbox: No Environ. Audit: Sq. Ft.: 1900 Retrofit Cert: () Internal Features: Office Space Exterior: Parking, Storefront,	Heat Type: Baseboard Fuel: Electric Power: Restrictions: Rentals: Access:	Foundation/Basement: Full, Concrete Block Services: Hydro, Street Lights Utilities: Municipal Water, Sewer Construction: Concrete Block Exterior: Stucco Roof: Flat
--	--	--

Inclusions
Exclusions

Equip Incl:	#Parking:	EXPENSES:	Monthly	Annually	Unit	#	\$ Per	\$ Total	\$ Total	Utilities
Seating Cap.:	#Stories:	Water/Sewer				Units	Unit	Monthly	Annually	Incl.
Retail Sq.Ft.:	#Elevators:	Insurance			1					
Office Sq.Ft.:	#Baths:	Gas/Heating			Bedroom					
Warehouse Sq.Ft.:	#Stoves:	Electrical			2					
Residential Sq.Ft.:	#Fridges:	Other			Bedroom					
Ceiling Heights:	#Washers:	TOTAL			3					
	#Dryers:	GROSS INCOME			Bedroom					
		NET INCOME			Other					
					TOTALS					

Listing Office: **Sutton Group Sault Ste. Marie Realty Inc. Elliot Lake**



Compliments of: **PETER LENDAK, Sales Person: 705-827-0078**
E-mail: plendak@sutton.com
Company Name: **SUTTON GROUP SAULT STE. MARIE REALTY INC.**
ELLIOT LAKE, BROKERAGE: 705-827-0078



This information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. The Sault Ste. Marie Real Estate Board assumes no responsibility for its accuracy. (2-AUG-2016 16:38 EDT)