



# Soo Centre Building entire 3rd floor

123 March St, Sault Ste. Marie, ON

Presented by Jonathan Stewart, Broker of Record



# STEWART TEAM™

GOING ABOVE AND BEYOND

## 123 March Street, Sault Ste. Marie, ON \$10,000/month

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### Property Profile

Excellent Commercial and Office space, in well known and desirable building, lots of parking, in downtown Sault Ste. Marie just a short walk to Station Mall and the waterfront boardwalk. \$22/SQFT Gross Rent (includes heat, hydro, water, sewer) - \$10,000 per month for 5,500 sq. ft space (entire floor) except in suite janitorial. Owner will renovate to suit tenant's needs, or divide to suit if you don't need all 5500 square feet. This space is basically ready to go right now! Many private and open offices - already wired. See floor plans and 3D iGuide Tour. Parking on the South Side of 123 March and a secondary owned lot on Albert Street East steps away plus the convenient parking at the City Owned free for 2 hours lot across the street on the East side of March.

### Overview

2 Bathrooms

5500 sq. ft.

Electric Forced Air Heating

MLS # SM221247

### View iGuide Floor Plans and Virtual Tour

 [https://youriguide.com/123\\_march\\_st\\_sault\\_ste\\_marie\\_on](https://youriguide.com/123_march_st_sault_ste_marie_on)

### Google Maps Link

 <https://goo.gl/maps/EQaS1Jt8MHrBQC8vZ>



Helping you is what we do.™





List Price	\$ 10,000	MLS #	SM221247
Status	FOR LEASE	ICI Type	Comm Building
S.B. Comm	2.5% of Lease Total	Business Type	Office
Address	123 March ST		
City	Sault Ste. Marie	P6A	2Z5
Legal Desc	LT 34-37 PL 291 ST. MARY'S; PT LT 38 PL 291		
District	Sault Ste. Marie	Zoning	C 2
Sub District	Ward 2	Lot Size	3rd Floor
Assessment \$	0.00	Acreage	
PIN	315420056	Roll #	576102004209100
Annual Taxes \$	\$0.00	Fronting On	West
List Date	5/18/2022	Possession	Immediate
Closing Date		Land Type	Deeded Land

**Public Remarks** Excellent Commercial and Office space, in well known and desirable walk to Station Mall and the waterfront boardwalk. \$22/ SQFT Gross, 500 sq. ft space (entire floor) except in suite janitorial. Owner 5500 square feet. This space is basically ready to go right now! M iGuide Tour. Parking on the South Side of 123 March and a secondary parking at the City Owned free for 2 hours lot across the street o

Waterfront	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 Range	5000+		
Occupancy	Vacant		
Age		Age (Building)	26+ Years
MPAC Code	402		
Lease Price	\$10,000.00	Month	
		PROPERTY FEATURES	Bldgs Divis Space, Sprinkler System HEATING TYPE Forced Air HEATING SOURCE Electric ACCESS Municipal Road
		BASEMENT	Full Basement SERVICES AVAILABLE Bus Service, Garbage PickUp, High Sp Street Lights, Telephon WATER/WELL Municipal Water SEWER/SEPTIC Sewer Septic Details Municipal Servic EXTERIOR FINISH Other

Chattel Included None.  
 Fixtures Excluded None.  
**Realtor Remarks** Parking on the South Side of 123 March and a secondary owned lot o City Owned free for 2 hours lot across the street on the East side of Marc

Seating Capacity		# Parking	20	<b>ANNUAL EXPENSES:</b>	
Retail SqFt		# Stories	5	Water/Sewer	0.00
Office SqFt	5,500	# Elevators	1	Insurance	0.00
Indust./Warehse SqFt				Heating	0.00
Residential SqFt		Rental Equip Cost	None	Hydro	0.00
Commercial SqFt	5,500			Other	0.00
Ceiling Height	9 feet			Total	0.00
				Gross Income	0.00
				Net Income	0.00

Seller Name 1 **Soo Centre Limited** Seller Name 3  
 Seller Name 2 Seller Name 4

List Office **Royal LePage Northern Advantage** Lis Agents **Stewart Team Stewart - OFBROKER- 253-7**  
**705-253-7105** info@stewartteam.ca  
<https://stewartteam.ca/> www.stewartteam.ca

Selling Office Selling Agent

Conditions  
 Sold Price Firm Date



# 123 March St, Sault Ste. Marie, ON

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### 3RD FLOOR

Electrical: 4'2" x 8'8"

Lan Room: 5'8" x 3'9" | 21 sq ft

Mwr: 8'8" x 7'11" | 67 sq ft

Office: 8'9" x 13'1" | 106 sq ft

Office: 15'4" x 21'9" | 333 sq ft

Office: 8'2" x 12'1" | 99 sq ft

Office: 14'5" x 13'1" | 161 sq ft

Office: 8'9" x 13'4" | 116 sq ft

Office: 15'3" x 27' | 303 sq ft

Office: 8'8" x 8'2" | 68 sq ft

Office: 10' x 12'3" | 110 sq ft

Office: 10'10" x 20'8" | 224 sq ft

Office: 27'4" x 27'2" | 659 sq ft

Office: 9'8" x 8'5" | 81 sq ft

Office: 26'6" x 26'8" | 577 sq ft

Office: 8'4" x 8'11" | 74 sq ft

Office: 8'6" x 8'9" | 74 sq ft

Office: 7'11" x 9' | 70 sq ft

Office: 8'4" x 8'10" | 73 sq ft

Office: 17'8" x 8'10" | 154 sq ft

Office: 9'5" x 16'4" | 152 sq ft

Office: 9'4" x 8'5" | 78 sq ft

Office: 9'4" x 12'10" | 119 sq ft

Office: 9'2" x 9' | 82 sq ft

Office: 16'3" x 13'1" | 212 sq ft

Staff Area: 11'11" x 8'8" | 94 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### 3RD FLOOR

Interior Area: 6351.20 sq ft

Perimeter Wall Thickness: 10.0 in

Exterior Area: 6620.06 sq ft

#### Total Above Grade Floor Area, Main Building

Interior Area: 6351.20 sq ft

Exterior Area: 6620.06 sq ft

# 123 March St, Sault Ste. Marie, ON

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## Property Details

### Room Measurements

Staff Area: 8'6" x 17'8" | 149 sq ft

Storage: 7'6" x 3'11"

Washroom: 8'8" x 5'6" | 45 sq ft

### Floor Area Information

Customer Name: Jonathan Stewart, Broker of Record

Customer Company: Royal LePage Northern Advantage Stewart Team, Brokerage

Prepared: May 18, 2022

Questions? Or would you like to arrange a showing? Give the Stewart Team office a call at 705-253-7105!

# 123 March St, Sault Ste. Marie, ON

## iGUIDE Method of Measurement

### Definitions

**Interior Area** is a per floor calculation, made by measuring to the inside surface of the exterior walls. The footprint of all interior walls and staircases is typically included.

**Excluded Area** is a sum of the area of all rooms (measured to the inside surface of room walls) that are excluded from the Interior Area for a floor and the footprint of corresponding walls. Prescribed area exclusions can vary from region to region. Examples of exclusions are spaces open to below, garages, cold cellars, crawl and reduced height spaces.

**Exterior Wall Footprint** is the sum of the estimated area of the perimeter wall segments bounding both Interior and Excluded Areas.

**Exterior Area** is a per floor calculation, made by measuring to the outside surface of the exterior walls and is represented by the sum of the Interior Area and the Exterior Wall Footprint.

**Grade** is the ground level at the perimeter of the exterior finished surface of a house. A floor is considered to be above grade if its floor level is everywhere above grade.

**Total Interior Area** is the sum of all Interior Areas.

**Total Excluded Area** is the sum of all Excluded Areas.

**Total Exterior Area** is the sum of all Exterior Areas.

**Finished Area** is a per floor calculation made by adding all enclosed areas in a house that are suitable for year-round use based upon their location, embodying walls, floors, and ceilings and which are similar to the rest of the house. Footprint of walls is attributed to finished area only when the walls are bounding finished areas.

**Unfinished Area** is a per floor calculation made by adding all enclosed areas that do not meet the criteria for Finished Area. Exceptions are outdoor and non-walkable areas, for example porches or areas open to below. Footprint of walls is attributed to unfinished area only when the walls are exclusively bounding unfinished areas.

### Notes

For exterior walls that are adjacent to the outside of the property, where typically only the interior side has measurement data, an estimation of the exterior wall thickness (as directly measured at the property) is used to calculate its footprint. Considerations are not made for varying wall thickness along the perimeter.

### Disclaimer

All dimensions and floor areas must be considered approximate and are subject to independent verification.

### PDF Floor Plans

**A. RECA RMS 2017:** Color is used to indicate all included areas. Excluded and not reported areas are shown in white. Walls are always shown in black.

**B. ANSI Z765 2021:** Color is used to indicate all finished areas. Unfinished and not reported areas are shown in white. Walls are always shown in black.

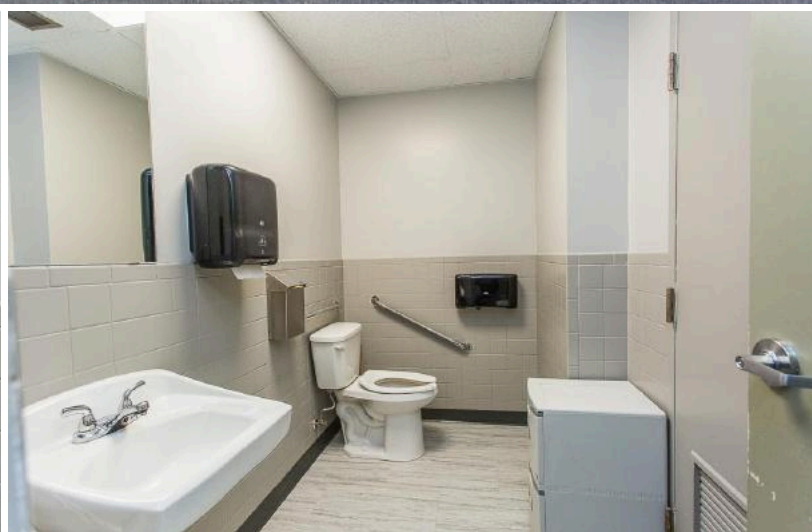
### More Information About the Standards

**A. RECA RMS 2017:** <https://www.reca.ca/licensees-learners/tools-resources/residential-measurement-standard>

**B. ANSI Z765 2021:** <https://www.homeinnovation.com/z765>







## Jonathan Stewart, Broker of Record

Royal LePage Northern Advantage Stewart Team,  
Brokerage

705-253-7105 (Office)

info@stewartteam.ca

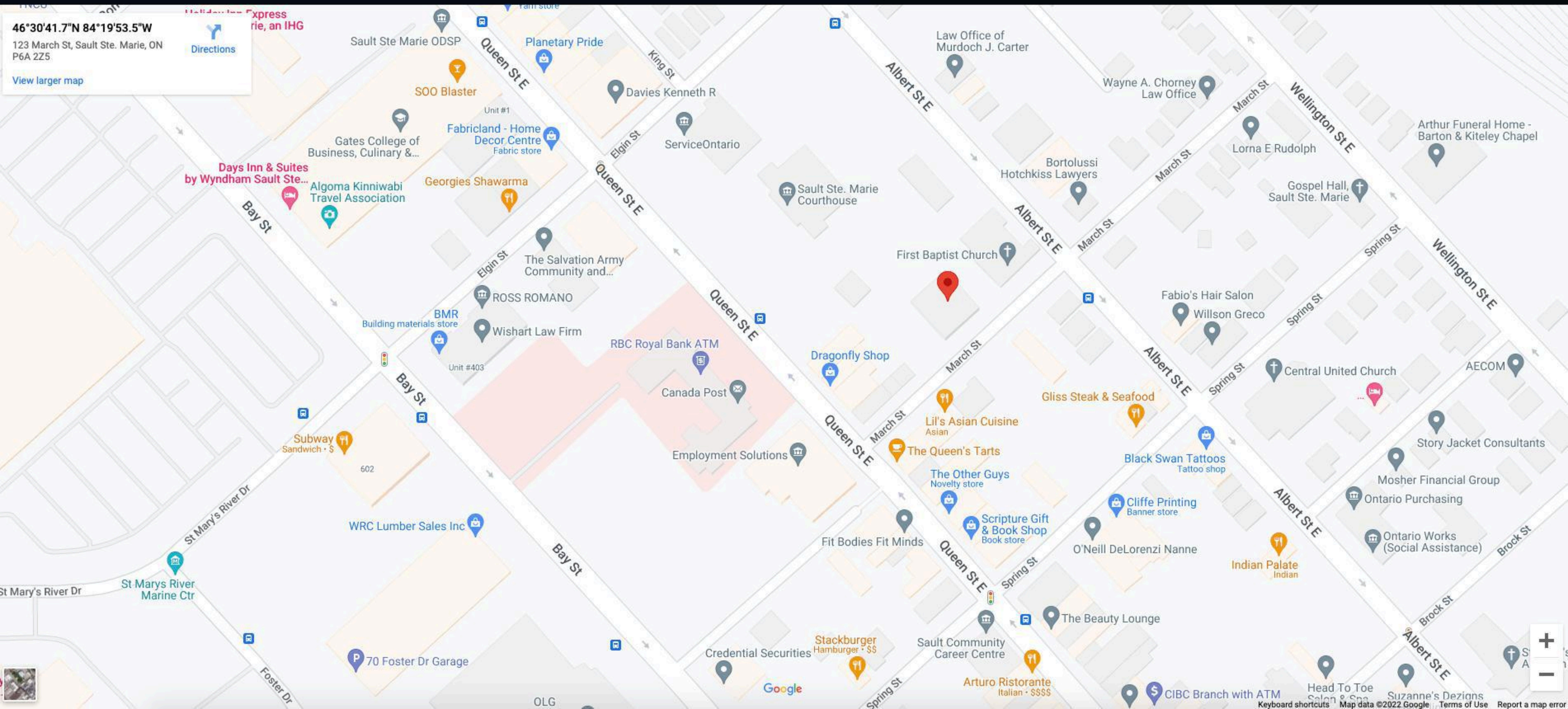
<http://www.stewartteam.ca>



**46°30'41.7"N 84°19'53.5"W**  
 123 March St, Sault Ste. Marie, ON  
 P6A 2Z5

[Directions](#)

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