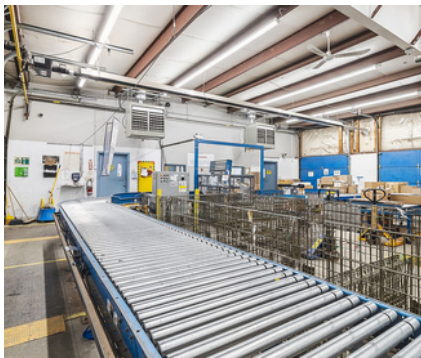




40 INDUSTRIAL COURT A

SAULT STE. MARIE



FEATURES

- ✓ First time offered
- ✓ Long term lease
- ✓ 5150 sqft. building
800 sqft. loading dock

LIST PRICE

\$749,000

Secure your investment with a triple net fully leased industrial warehouse. In uncertain times, stability is key. With the stock market in turmoil, savvy investors are turning to real estate for reliable, long-term income. This fully leased industrial distribution warehouse offers secure cash flow, backed by a long-term lease to a reputable tenant in a high-demand sector. Enjoy the benefits of: Predictable income—steady rental payments, regardless of market fluctuations; Minimal management—long-term lease in place with a strong tenant; Industrial strength demand—logistics and distribution continue to thrive; Tangible asset—a hedge against inflation and economic uncertainty. If you're looking for a safe and stable investment while the markets fluctuate, this property is the solution.

SAMUEL BUTKOVICH
AACI, P.App., Broker

DREW BUTKOVICH
Realtor®, CRA

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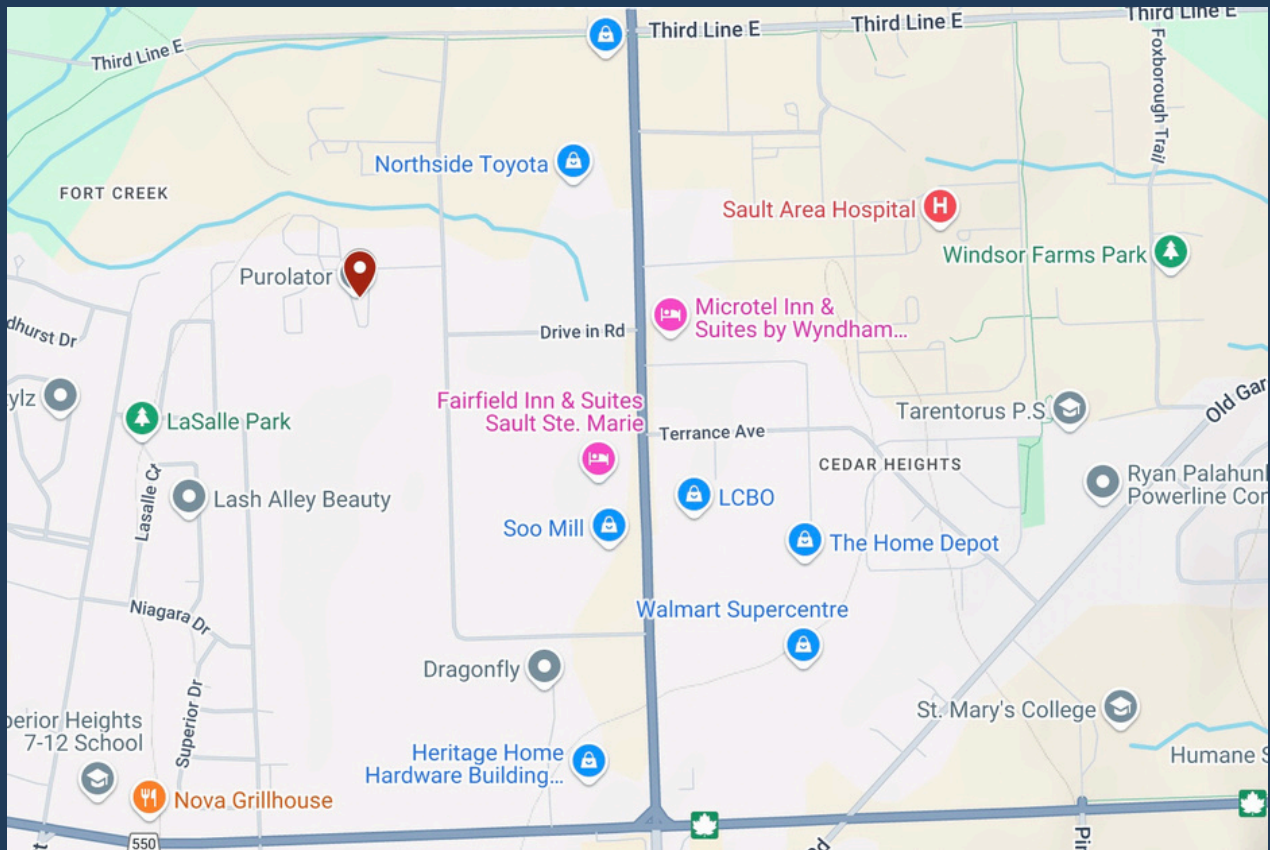
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AERIAL VIEW



AREA MAP