

# RE/MAX<sup>®</sup> COMMERCIAL

Sault Ste. Marie, Ontario and Surrounding Area

## Featured Property - Prime Lease Space

### 332 Bay Street, Sault Ste. Marie

- Prime lease space in the Downtown District of Sault Ste. Marie.
- Days Inn & Comfort Suites located in the building with access and frontage on Bay Street.
- Over 30,000 SF of space available in the building with access and frontage on Queen Street E.
- Unbelievable lease rates, starting at \$8.00 PSF plus CAM costs.
- Suitable for NUMEROUS large and small commercial uses.
- Convenient underground parking for numerous vehicles.
- Landlord will divide to suit.



Lease rates starting at \$8.00 PSF plus CAM

A BETTER WAY IN  
COMMERCIAL REAL ESTATE



Contact Sam Butkovich, AACI, P.App.  
705-541-8878  
[sam@evaluationet.com](mailto:sam@evaluationet.com)

## INTERIOR VIEW OF SPACE



**Anything less  
is second best!**

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## AERIAL VIEW FROM ROOF



SOUTH-WEST (STATION MALL)



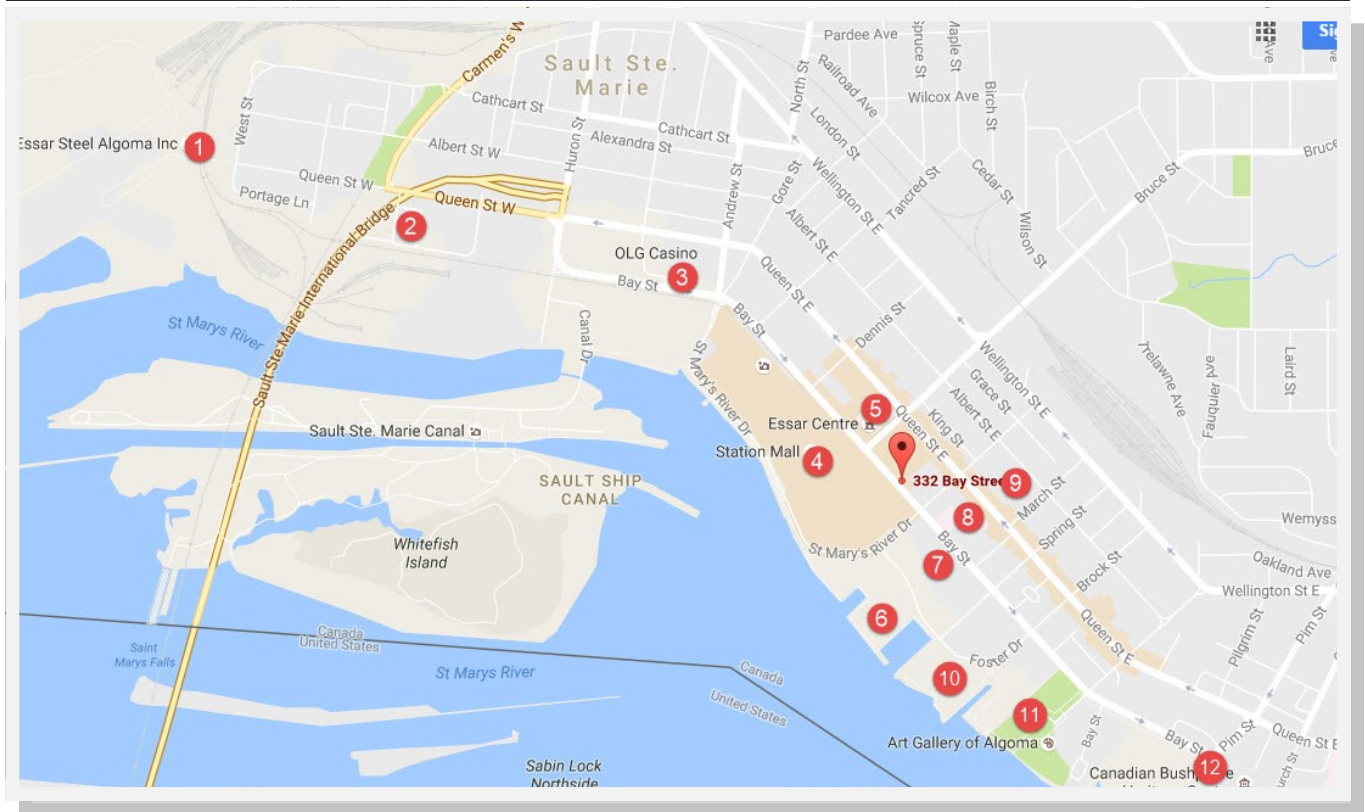
SOUTH-EAST (STATION MALL PARKING)



EAST (OFFICE BUILDINGS)

# WHY DOWNTOWN?

## ESTABLISHED COMMERCIAL DISTRICT



Downtown Sault Ste. Marie, also referred to as Queenstown, is the city's first and most established commercial districts. The area is comprised of numerous commercial use properties (office, retail, restaurants, government agencies, tourist attractions etc.). The subject space is conveniently located to:

1. **ESSAR ALGOMA STEEL INC.** - The Sault's Top Employer
2. **THE CANADA/US INTERNATIONAL BRIDGE** - 97,029,786 Total Traffic 2015
3. **OLG CASINO** - Charity Casino opened in 1999
4. **THE STATION MALL** - Anchored by Sears and Walmart
5. **ESSAR CENTRE** - 4,928 seat Sports and Entertainment Centre
6. **ROBERTA BONDAR PARK & PAVILION** - Outdoor Venue for Concerts, Festivals and Ceremonies
7. **ROBERTA BONDAR PLACE** - Government Office Building - OLG Offices
8. **CANADIAN POSTAL OUTLET** - Full Service Postal Outlet with Offices
9. **COURT HOUSE** - Ontario Court of Justice for Criminal, Civil and Bail Hearings
10. **CITY HALL** - Corporation of the City of Sault Ste. Marie Offices & Departments
11. **ART GALLERY & PUBLIC LIBRARY** - Regional Gallery and Full Service Public Library
12. **CANADIAN BUSHPLANE MUSEUM** - Full Service Flight Museum



# QUEENSTOWN

GOOD THINGS ARE STILL HAPPENING



1 30 BUSINESSES  
HAVE OPENED ON  
QUEEN ST.  
IN THE LAST  
TWO YEARS

2 20,000 PEOPLE  
CONNECTED &  
PARTICIPATED  
IN EVENTS  
& FESTIVALS  
ON QUEEN IN 2014

3 500  
VOLUNTEER HOURS  
FROM STAFF &  
COMMUNITY IN 2015

4 \$35,000  
COMMITTED FOR  
STREET SCAPING PLAN

5 \$15,000 OF  
IN-KIND  
SPONSORSHIP  
& SUPPORT  
FROM COMMUNITY  
PARTNERS

“ With the challenges that our downtown face, with the adversity that the association currently finds itself encountering, there is great opportunity and optimism for the potential of what our main street is becoming. We cannot afford to work in isolation from each other. Business owners, building owners, the association, the community, and the municipality need to come together and focus our energies on fulfilling the potential that the street has... ”

*Duane Molini*  
MANAGER DOWNTOWN ASSOCIATION



## City launches next downtown revitalization phase

By Elaine Della-Mattia, Sault Star  
Thursday, July 28, 2016 2:40:01 EDT PM

**AVAILABLE THROUGH THE CITY OF SAULT STE. MARIE:**  
Downtown Community Improvement Plan Financial Incentive Programs

As part of the City's Downtown Community Improvement Plan (DCIP), a number of financial incentive programs have been established to stimulate and leverage private sector investments. These incentive programs are meant to act as a catalyst to encourage private sector investment in the Downtown. The availability of these programs and incentives will be evaluated and decided upon by City Council.

# OUR TEAM

PRODUCT SPECIALISTS IN COMMERCIAL REAL ESTATE



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Retail - Multi-Family - Office - Industrial

Land - Commercial Development - Hospitality

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