



**536-542 QUEEN  
ST E, SAULT STE.  
MARIE**



**JAMIE COCCIMIGLIO,  
BROKER**



705-971-7824

# Commercial and Residential Mix!

## Listing Features

- ✓ 2 Commercial spaces totaling over 5000 sqft
- ✓ Completely renovated
- ✓ Strong commercial leases
- ✓ 4 Residential units totaling over 4500 sqft
- ✓ Executive apartments
- ✓ Quality and pride of ownership throughout
- ✓ Parking in rear



# Full Property Details

**Very rare opportunity to own one of downtowns best kept secret!**

Pride of ownership and absolute no expense spared in this 2 building sale with 2 commercial spaces and 4 executive style apartments.

Completely restored, renovated and must be seen to be appreciated!

Main floor offers approximately 5000 sqft with the 2 commercial spaces combined and full basements that are clean and dry. Upstairs boasts over 4500sqft between 4 amazing units! All high end finishes throughout the building, updated throughout, and attention to detail like no other. All 4 units are high end and fully furnished currently operating as a very successful AirBnB style business. The main apartment is a very special 2200 sqft unit with open concept living and must be seen. Plenty of parking that is very well lit. This is an opportunity that does not present itself often with an amazing building and proof of incredible income generation! City's multi million dollar Downtown Plaza is directly across the street. Great exposure, Fantastic location! These two buildings are being sold together.



# Details Continued

## 542 QUEEN STE Building 1; Main Floor Commercial Space

- Queen St E Storefront - Wheelchair access
- Rear Entrance - 36" door - Wheelchair access
- Spacious lunchroom - Oak Cabinets
- Single washroom - 36" door
- Large open concept office space
- Large private office
- Large supply room
- Easy access mezzanine - 'Age 250
- 2 Large storefront display areas
- Basement: 6'3 ceiling height
- Climate controlled
- 'Age 1400
- Complete Upgrade: -All electrical wiring
- All communication wiring
- Efficient insulation: Floor structure/Levelling
- Efficient Lighting: 5/8" firecode drywall
- Top quality flooring: All plumbing
- 4-Ton HVAC - Installed 2019
- Fire alarm sprinkler system ready Front Fascad: Culture stone
- Rear Fascad: Acrylic painted concrete block Security/Fire Alarm monitored system
- Video surveillance system Main floor: 10' ceiling height/ Architectural Firecode Tiles
- 'Age 2600
- Asphalt Parking Lot: Part of the property/ 8 spaces (No cost snow removal)

# Details Continued

## 540 QUEEN ST E Building 1/ 2nd Floor Residential Space

- Spacious gourmet kitchen
- Spacious office area/living room
- 9'3 ceilings throughout except...
- Wood and drywall cove bulkhead in kitchen
- Spacious bathroom with in floor heat/fully tiled walls and ceiling/Jacuzzi/walk-in shower
- Spacious 36x30 bedroom
- Walk-in closet with laundry facilities
- Cast iron gas fireplace with: cultured stone/oak mantle/granite base
- Spacious dining area
- 2000' solid oak flooring
- Granite counter tops throughout
- Oversize solid oak doors
- Oak kitchen cabinets
- 5000' oak trim
- Large 'Lowen' Douglas fir windows(tinted) with stained birch shutters
- Fibreglass wall covering throughout
- Italian porcelain tile throughout
- Total' Age: 2200
- Complete upgrade:
  - Electrical wiring
  - All plumbing pipes
  - High efficiency insulation
  - Floor structure
  - Ceiling levelling
  - 5/8' Firecode drywall
- Security/Fire alarm monitored
- 4-Ton HVAC - Installed 2019

# Details Continued

## BUILDING 2 536 Queen St E Main Floor

- Brick facade with new storefront - 40" Door/aluminum frame with tempered glass
- Complete upgrade:
  - Wiring and plumbing
  - Insulation and drop ceiling 10'
  - Flooring and cabinets
- 36" Doors
- 5-Ton carrier HVAC installed 2019
- Superior efficiency during hot/cold weather
- 2 fully tiled restrooms
- Lunchroom with sink
- Security system/exterior video surveillance
- Fibre optic/cat 5/ WIFI internet
- Basement:
  - 7'4" Ceiling height
  - Bright -Spacious
  - Separate gas furnace
- Between floors: R40 insulation with 2 layers 5/8" firewall

# Details Continued

## 538 QUEEN STE 2nd Floor

- 3 Separate residential units
- Oak flooring/porcelain tile flooring
- Tile walls and ceilings
- Oak trim and cabinets
- 9' ceilings
- Granite counter tops
- In-floor heating and forced air
- Air conditioning
- Complete furnishings
- Spacious common area
- Laundry facilities
- Private roof deck
- Units 1,2 & 3 with separate security systems
- Parking lot is part of property
- 6 parking spaces
- No cost for snow removal



# Main/Executive Unit

**538 Queen Street East Sault  
STE Marie on, P6A2A1**

The main unit is a 2200 sqft high end, executive style apartment located in the heart of Sault Ste Marie ON and only 8 10 minutes from Sault Area Hospital Set within a secure building, this unit is within walking distance of where one would find limitless shopping, great restaurants, a waterfront boardwalk and spectacular hub trails.

This unit offers an outstanding atmosphere with approx 2200 sqft of quality and character. Hardwood and tiled floors throughout and an open concept kitchen and living room that overlooks a great view of downtown Sault Ste Marie, Plaza and the International Bridge: The unit also includes a stunning fireplace, kitchen with granite countertop, oak cupboards and high-end appliances. Other features include a massive bathroom with tub and walk in shower, oversized bedroom with lots of light, in unit laundry, air conditioning, forced air heating and more.



# Unit 1

**538 Queen Street East Sault  
STE Marie on, P6A2A1**

This unit offers a striking, fully furnished atmosphere with hardwood and tiled floors. The kitchen is equipped with everything one would need whether dining solo or entertaining others. Granite countertops, oak cupboards, a separate dining area, an office desk, and superior appliances are just a few of the highlights. There is a separate sitting room which provides a great view of downtown Sault Ste Marie. Inclusive is everything one would need for their comfort and convenience. In unit laundry, air conditioning, heated floors, and a very functional space with a fantastic layout.



# Unit 2

**538 Queen Street East Sault  
STE Marie on, P6A2A1**

This apartment offers a warm fully furnished atmosphere with hardwood and tiled floors, oak cupboards, granite countertops, an office desk and quality appliances. Very cozy one bedroom unit with a ductless heat pump/air conditioning unit and access to laundry facility.



# Unit 3

**538 Queen Street East Sault  
STE Marie on, P6A2A1**

The studio offers a comfy fully furnished ambiance with a warming skylight. Other features of this unit are hardwood and lex flooring, oak cupboards, granite countertops, and quality appliances. Access to laundry facilities and air conditioning. This unit is cozy, bright and truly a great space.



# Details Continued

## General Overview of Both Buildings

### 536/538 Queen St E

- 4 Roof sections - All updated
- New glass (tinted 6mm thick) in all
- Window openings with aluminum frames
- All stucco and brick - Fresh paint 2020
- Very structurally sound
- City inspected

### 540/542 Queen St E

- 3 Roof Sections - All updated
- All stucco and brick - Fresh paint 2020
- Very structurally sound
- City inspected



# 536-542 Queen

Commercial Units	Income/Monthly
536	\$2,600.00
542	\$2950.00
<b>Residential Units:</b>	
Executive Unit	\$3,500.00
Unit 1	\$2,600.00
Unit 2	\$1,800.00
Unit 3	\$1,800.00
<b>Total per month:</b>	<b>\$15,250.00</b>
<b>Total per year:</b>	<b>\$183,000.00</b>
<b>Expenses</b>	<b>Yearly Payments</b>
Bills/Payments Taxes	\$19,223.25
PUC	\$7,104.52
Internet/Phone/Security	\$6,336.72
Gas	\$1,487.29
Insurance	\$6,000.00
<b>Total Year</b>	<b>\$40151.78</b>
<b>Net Income</b>	<b>\$142,848.22</b>

**\*\* Expenses are subject to changing throughout depending many factors**

**\*\* Vacancy rate is not calculated but should be calculated as an expense**

*ie. 15% Vacancy would add **\$27,450** as an expense bringing the NOI to*

**\$115398.22**

# Expenses Broken down

<b>Main Unit</b>	1512.12	Bell (Tely Internet)
	1132.14	PUC
	800.00	Enbridge
	<u>3444.86</u>	
<b>Unit 1</b>	1705.29	PUC
	687.29	Enbridge
	800.00	
	<u>3444.86</u>	
<b>Unit 2</b>	26400	BELL
	1502.46	PUC
	<u>1766.46</u>	
<b>Unit 3</b>	1462.20	
<b>Hallway Rear.</b>	1302.43	PUC
<b>Internet (Unit 1,243)</b>	1560.00	Bell
<b>Shaw Direct</b>	2400.00	All Units
<b>Security</b>	600.00	
<b>Insurance</b>	6000.00	

CLIENT VIEW



List Price	<b>\$1,249,900</b>	MLS #	<b>SM252911</b>
Status	<b>FOR SALE</b>	ICI Type	
		Business Type	<b>Residential, Retail</b>
Address		<b>536-542 Queen ST</b>	
City		<b>Sault Ste. Marie</b>	
		<b>P6A 2A1</b>	
District	<b>Sault Ste. Marie</b>	Zoning	<b>Retail office with res above</b>
Sub District	<b>Ward 2</b>	Lot Size	<b>55.1x198.6</b>
Assessment \$	<b>483,000.00</b>	Acreage	
Annual Taxes	<b>\$19,223.25 / 2025</b>	Fronting On	<b>North</b>
Lease Price	<b>/</b>	Land Type	<b>Deeded Land</b>
Possession	<b>TBA</b>		
Closing Date			

**Public Remarks** Very rare opportunity to own one of downtowns best kept secret! Pride of ownership and absolute no expense spared in this 2 building sale with 2 commercial spaces and 4 executive style apartments. Completely restored, renovated and must be seen to be appreciated! Main floor offers approximately 5000 sqft with the 2 commercial spaces combined and full basements that are clean and dry. Upstairs boasts over 4500sqft between 4 amazing units! All high end finishes throughout the building, updated throughout, and attention to detail like no other. All 4 units are high end and fully furnished - currently operating as a very successful investment. The main apartment is a very special 2200 sqft unit with open concept living and must be seen. Plenty of parking that is very well lit. This is an opportunity that does not present itself often with an amazing building and proof of incredible income generation! City's multi million dollar Downtown Plaza is directly across the street. Great exposure, Fantastic location! These two buildings are being sold together. Full package available at listing brokerage with all updates and details on the entire building as there is too much to list. Call today for extra information!

**Directions**  
**Roll #** 576102004206000/576102004206100

Waterfront Y/N	<b>No</b>	Waterfront Name	
Sign Y/N	<b>Yes</b>	Lockbox Y/N	
Local Imprv	<b>No</b>	Imprv Cost \$	
Enviro. Audit	<b>No</b>	HEATING TYPE	<b>Forced Air</b>
Date and Phase	<b>0</b>	HEATING SOURCE	<b>Natural Gas</b>
SPIS Y/N		ACCESS	<b>Municipal Road</b>
Survey Y/N	<b>/</b>	BASEMENT	<b>Full Basement</b>
Approx SqFt	<b>5000+</b>	WATER/WELL	<b>Municipal Water</b>
Occupancy		SEWER/SEPTIC	<b>Sewer</b>
Age		Septic Details	
Rental Equip	<b>N/A</b>	CONSTRUCTION	<b>Concrete Block, Wood Frame</b>
	Age (Building)	EXTERIOR FINISH	<b>Brick, Stone, Stucco</b>
	<b>Unknown</b>	ROOF TYPE	<b>Membrane</b>

**Chattel Included** All light fixtures, window coverings, all appliances and furnishings for 4 residential units.  
**Fixtures Excluded** Some personal belongings.

Seating Capacity		Parking # of Spaces	<b>12</b>	<b>ANNUAL</b>
Retail SqFt		# Stories	<b>2</b>	Annual Water/Sewer Exp
Office SqFt		# Elevators	<b>0</b>	Annual Insurance Exp
Indust./Warehse SqFt				Annual Heating Exp
Residential SqFt	<b>4,700</b>			Annual Hydro Exp
Commercial SqFt	<b>5,017</b>			Annual Other Exp
Ceiling Height				Annual Total Exp
				<b>37,039.54</b>
				Gross Income
				<b>168,000.00</b>
				Net Operating Income
				<b>130,960.46</b>

Listing Office	<b>Exit Realty True North - OFFC: 705-942-6500</b>	Selling Office	
Sold Price		Firm Date	
Compliments of:		<b>Jamie Coccimiglio - Cell: 705-971-7824</b>	<b>Broker</b>
E-mail:		<b>Jamie@exitrealtytruenorth.com</b>	
Company Name:		<b>Exit Realty True North - OFFC: 705-942-6500</b>	