

EXIT

EXIT REALTY TRUE NORTH
Brokerage, Independently Owned and Operated



68 Great Northern Rd,
SAULT STE. MARIE



Jamie Coccimiglio
REAL ESTATE

Jamie Coccimiglio
EXIT Realty True North
Broker



705-971-7824

Commercial Property!

Listing Features

- ✓ 3.27 acres
- ✓ 26000 square feet
- ✓ Auto Dealership layout with Drive-thru Service Centre.
- ✓ \$6,499,900 (For Sale)
\$34,000 / month (For Lease)
- ✓ Prime High exposure location!
- ✓ 330 feet of frontage
- ✓ Over 2 acres of asphalt



Property Description

Exceptional opportunity! Attention dealerships and sales centres, this set up offers a turn key layout for sales, parts, and service! High traffic, high exposure, situated in the centre of the Golden Mile business district of the city with 330 feet of frontage and 3.27 acres showcasing a fully developed site ready to sell and service your product, expand your business or take a current operation to the next level. Rarely does something like this listing become available. Offering 26,000 sqft of quality built interior space set up with showrooms, office space, boardrooms, reception, parts and service centres, customer lounge, children play area, overhead doors, service drive-thru, elevated ceiling height, warehouse/storage and so much more. Over 2 acres of asphalt surface area which allows for ample parking on site. Close proximity to all amenities including the major box stores, shopping, banks, grocery stores and restaurants.



Property Details

Municipal Address

- Address: 68 Great Northern Road, Sault Ste. Marie, Ontario

Legal Description

- Plan: H690 RCP LOT 12

Roll / PIN Number

- Roll Number: 5761030038012000000
- PIN: 315310026
-

Location

- Position: East side of Great Northern Road, north of McNabb Street, and south of Northern Avenue East.
- Neighborhood: Situated in a well-established commercial area in the northern section of the city.

Site Description

- Frontage: 330 feet
- Depth: Irregular
- Site Area: 3.27 acres (142,441.2 sq. ft.)
- Configuration: Irregular Rectangle (refer to sketch below)
- Parking: Ample asphalt-surfaced parking available on-site
- Access: Direct access via Great Northern Road
- Topography: Level site at street grade
- Soil Conditions: Assumed to be stable and uncontaminated; see Limiting Conditions.
 - Extraordinary Assumption: No environmental issues are present on the property.

Details Continued

Building Overview

- Type: Automotive Dealership
- Size: 25,592 SF (Source: MPAC)
- Construction Years: 1969, 1975, 1988
- Levels: 1
- Exterior Condition: Average
- Foundation: Poured Concrete
- Roof: Flat
 - Support: Steel Truss
 - Covering: Rubber Roll, Tar & Gravel
- Exterior Walls: Concrete Block, Brick
- Flooring: Tile, Concrete
- Interior Walls: Drywall, Block
- Ceilings: Ceiling Tile, Metal
- Lighting: Incandescent, Fluorescent
- Electrical Service: 600 Amp – 3 Phase
- HVAC: Gas Radiant, Ceiling Mount Units, Rooftop Unit

Facility Features

- Washrooms:
 - Men's Customer: 1 urinal, 1 stall, 1 sink
 - Women's Customer: 2 stalls, 1 sink
 - Technician/Staff (Upstairs): 1 urinal, 2 stalls, 2 sinks
- Layout Includes: Reception, Showroom, Washrooms, Offices, Storage, Service Areas
- Security: New Camera Security System

Details Continued

- Bay Doors:
 - Service: 6 + 1 internal
 - Collision: 5
 - Parts: 1

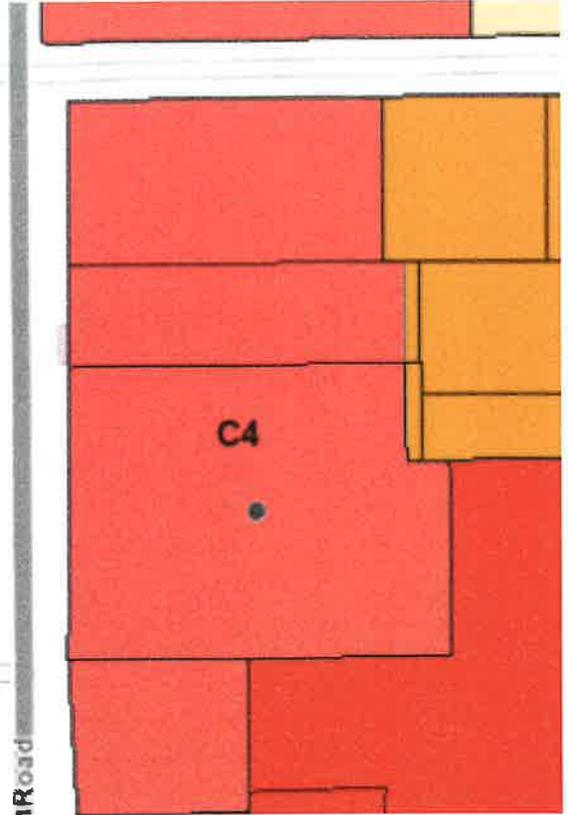
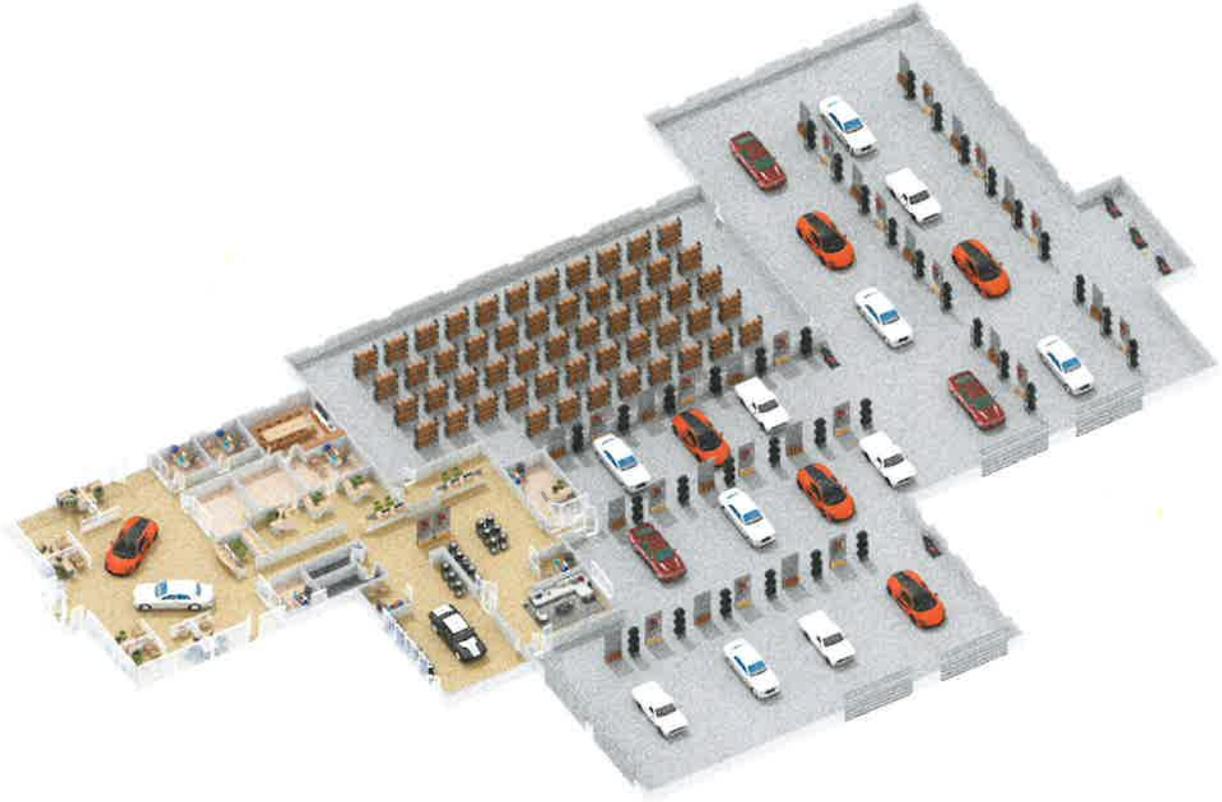
Location Analysis

- Address: East side of Great Northern Road, between McNabb Street and Northern Avenue East.
- Surrounding Area: Primarily improved with industrial and commercial properties. A residential subdivision is located to the south-east.
- Proximity: North of McNabb Street, south of Northern Avenue East, west of Pine Street, and east of North Street.

Strategic Positioning

The subject property is situated in the central sector of the city, within the well-established "Golden Mile" (Great Northern Road) business district. This prime location offers excellent visibility and exposure. While the northern sector of the city is experiencing significant commercial expansion with major developments such as the Sault Area Hospital, Wal-Mart, and Home Depot, the Golden Mile remains a highly desirable and strategic commercial hub.

Overhead and 3D



METRIC

DISTANCES SHOWN HEREON ARE IN CONJUNCTION WITH THIS PLAN AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

THIS PLAN IS IN CONJUNCTION WITH PLAN P-2556-31 DATED

SURVEYOR'S REAL PROPERTY REPORT PART 1, PLAN OF ALL OF

LOT 12 REGISTRAR'S COMPILED PLAN H-690 IN THE CITY OF SAULT STE. MARIE DISTRICT OF ALGOMA



SCALE 1:750

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND ARE IN ACCORDANCE WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEM
- 2) THE SURVEY WAS COMPLETED ON THE 29th DAY OF JUNE 2004

JUNE 2, 2004

SAULT STE. MARIE, ONTARIO

ONTARIO LAND SURVEYOR

BEARING NOTE

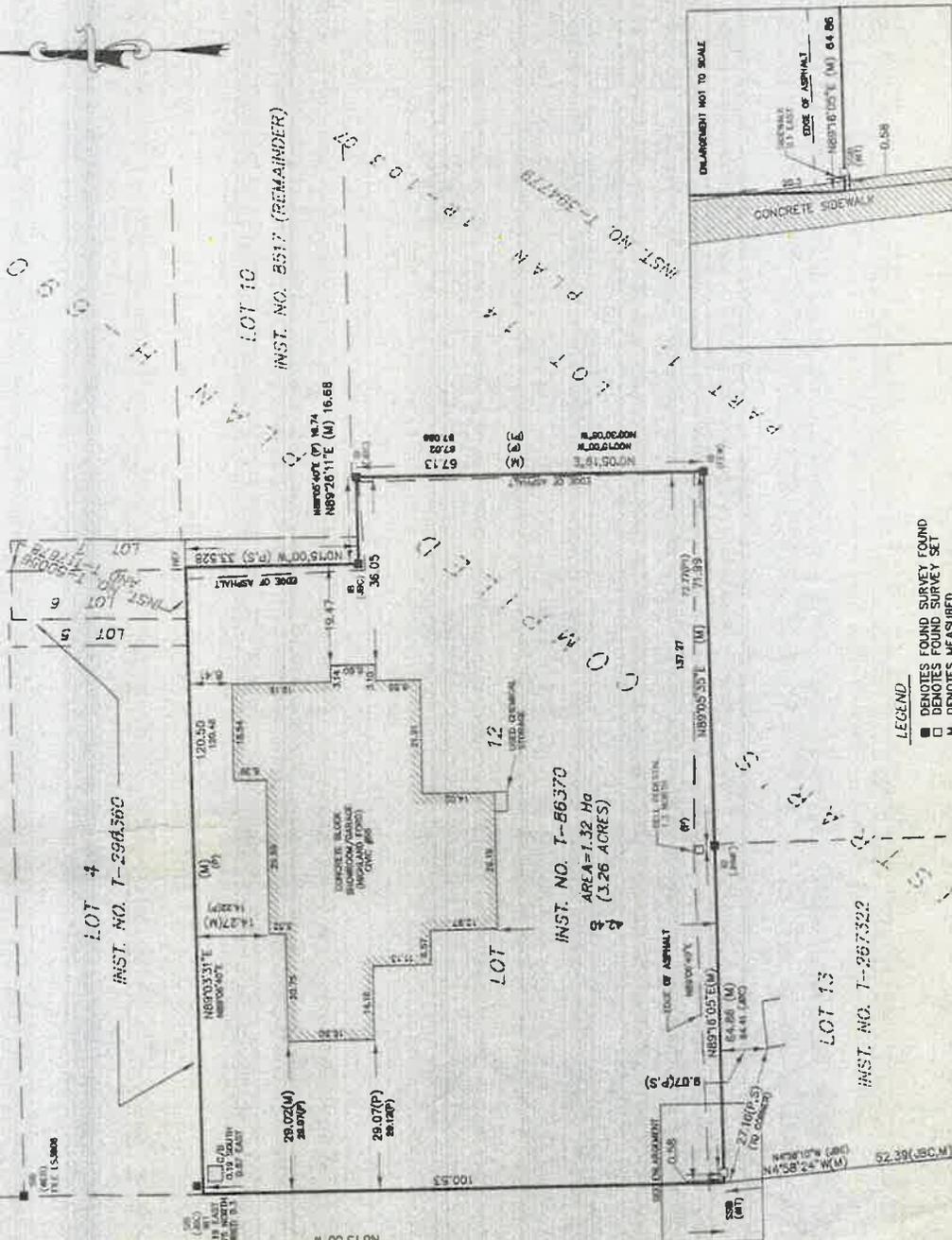
BEARINGS ARE ASTROGNOMIC AND ARE REFERRED TO THE EAST LIMIT OF THE NORTHERN ROAD AS SHOWN ON A PLAN OF SURVEY BY D.H. BLACK, D.I. DECEMBER 4, 1969 HAVING A BEARING OF N07°15'00"W.



THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY OR A COPY IN ACCORDANCE WITH REGULATION 107, SECTION 2(1.3)

NOTE

THIS REPORT WAS PREPARED FOR THE FORD MOTOR COMPANY AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS.



LEGEND

- DENOTES FOUND SURVEY FOUND
- DENOTES MEASURED
- DENOTES SET
- S DENOTES SET
- JPM DENOTES REGISTERED PLAN 790
- NEP DENOTES J.H.M. FARSTAD, O.L.S.
- DWB DENOTES D.W. BLACK POUND
- NEP DENOTES NO EVIDENCE FOUND
- CB DENOTES CATCH BASIN
- FEW DENOTES F.L. WALL, E.L.S.
- P DENOTES PLAN OF SURVEY BY D.H. BLACK, O.L.S. DATED DECEMBER 4, 1969
- P1 DENOTES DEPOSITED PLAN 1R-10107 DATED FEBRUARY 3, 1966
- P2 DENOTES CHANGERS, O.L.S.

THE KING'S HIGHWAY NO. 17 (TRANS CANADA) INST. NO. 48688 (M10 PLAN P-2556-31)

Zoning

City of Sault Ste Marie Zoning By-Law 2005-150

13.5. GENERAL COMMERCIAL (C4) ZONE

Introduction: This zone permits a wide variety of commercial uses. The most common of all commercial zones, this classification will permit mixed use buildings with commercial uses on the ground floor and *dwelling units* above.

13.5.1. PERMITTED USES

- *Accessory use wind turbines {2006-200} - Refer to Section 4.13 for additional regulations*
- *Accessory use solar power installations {2007-105} – Refer to Section 1.1.6 for additional regulations*
- *Accessory use seasonal garden centres*
- *Accessory use storage trailers*
- *Accessory uses*
- *Accommodation services*
- *Amusement and fitness facilities*
- *Arts, culture, and heritage institutions*
- *Assembly facilities*
- *Bingo halls*
- *Broadcasting*
- *Building, hardware, and garden supply stores*
- *Car wash facilities*
- *Day care facilities*
- *Delivery and courier services*
- *Food services*
- *Fuel sales*
- *Home based business*
- *Information technology services*
- *Motion picture and sound recording studios*
- *Motor vehicle rental and leasing services*
- *Motor vehicle sales and parts dealers*
- *Nursing and residential care facilities*
- *Office uses (Maximum gross floor area= 300m²)*
- *Parking lots*
- *Personal services*
- *Printing and related support activities*
- *regulations*
- *Repair and maintenance*

Zoning

- **Residential Structure** – containing no less than 3 dwelling units.
 - No dwelling units on the ground floor if located within a legally existing building.
 - Lots that are proposed to have 11 or more dwelling units are subject to Site Plan Control.
- **Retail trade**
- **Short-Term Rental** – Refer to Section 4.15 for additional regulations
- **Similar uses**
- **Sports stadiums**
- **Tourism related services**
- **Veterinary Clinics** - with no outdoor kennel facilities

13.5.2. GENERAL COMMERCIAL (C4) ZONE BUILDING REGULATIONS (2010-74) All Minimums Unless Otherwise Noted

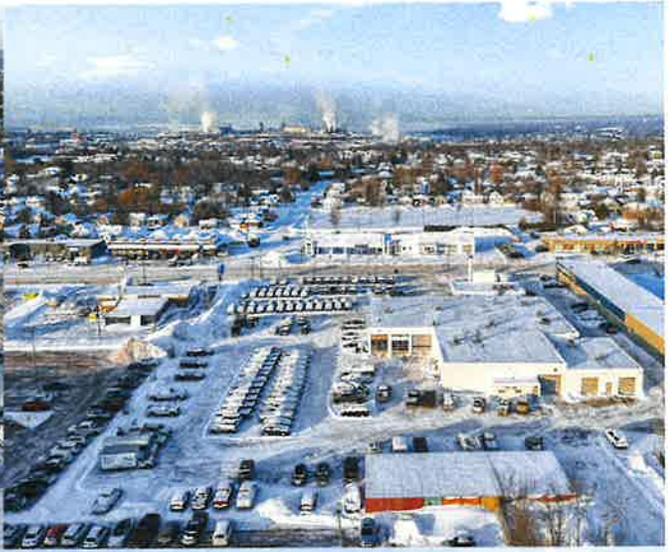
Table 27: C4 Building Regulations

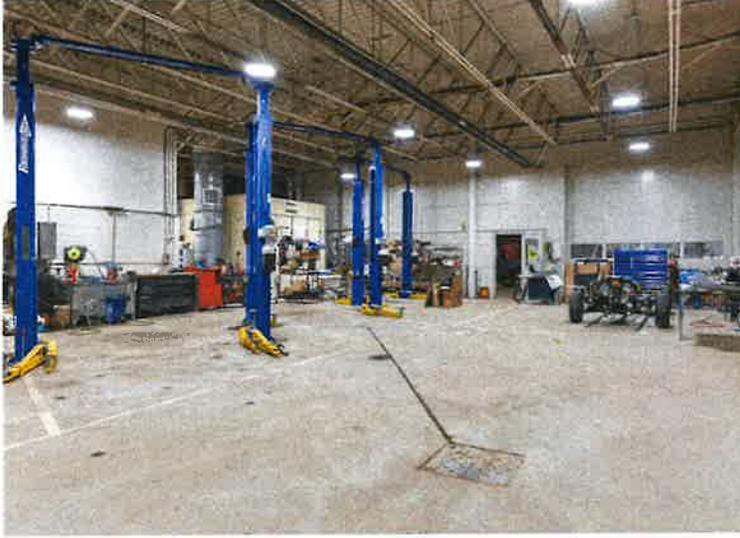
Front Yard	6m
Exterior Side Yard	6m
Interior Side yard	0m
Abutting a Residential Zone	3m or 50% of the building height, whichever is greater
Rear Yard	3m or 30% of the building height, whichever is greater
Abutting a Residential Zone	10m or 50% of the building height, whichever is greater
Landscaped Open Space	50% of required front and exterior side yards.

13.5.3. ADDITIONAL GENERAL COMMERCIAL (C4) ZONE REGULATIONS

13.5.3.1. FUEL SALES: SETBACKS FOR FUEL PUMP ISLAND AND CANOPY

The minimum distance between any lot line and any part of a fuel pump island, including a canopy, shall be 4.5m.









CLIENT VIEW



List Price	\$6,499,90	MLS #	SM260026
Status	0 FOR SALE	ICI Type	Business TypeAutomotive, Other, Service,
Address	68 Great Northern RD		
City	Sault Ste. Marie	P6B 4Y5	
District	Sault Ste. Marie	Zoning	C4
Sub District	Ward 3	Lot Size	330.0xIrreg
Assessment	\$1,434,000.00	Acreage	3.27
Annual Taxes	\$\$\$59,519.86 /2025	Fronting On	East
Lease Price	/	Land Type	Deeded Land
Possession			
Closing Date			

Public Remarks: Exceptional opportunity! Attention dealerships and sales centres, this set up offers a turn key layout for sales, parts, and service! High traffic, high exposure, situated in the centre of the Golden Mile business district of the city with 330 feet of frontage and 3.27 acres showcasing a fully developed site ready to sell and service your product, expand your business or take a current operation to the next level. Rarely does something like this listing become available. Offering 26,000 sqft of quality built interior space set up with showrooms, office space, boardrooms, reception, parts and service centres, customer lounge, children play area, overhead doors, service drive-thru, elevated ceiling height, warehouse/storage and so much more. Over 2 acres of asphalt surface area which allows for ample parking on site. Close proximity to all amenities including the major box stores, shopping, banks, grocery stores and restaurants. Full package available with in depth detail of this site.

Directions
 Roll # 576103003801200
 PIN 315310026

Waterfront Y/N	No	Waterfront Name	
Sign Y/N		Lockbox Y/N	
Local Imprv	No	Imprv Cost \$	
Enviro. Audit	Yes		
Date and Phase			
SPIS Y/N			
Survey Y/N	Yes / 6/8/2026		
Approx SqFt	5000+		
Occupancy	Vacant		
Age	Age (Building) 26+ Years		
Rental Equip	N/A		
		PROPERTY FEATURES	Air Conditioning, Office Space, Overhead Doors, Parking, Paved Yard, Store Front, Workshop/Storage
		HEATING TYPE	HVAC Unit
		HEATING SOURCE	Natural Gas
		ACCESS	Municipal Road
		BASEMENT	Slab or Corefloor
		WATER/WELL	Municipal Water
		SEWER/SEPTIC	Sewer
		Septic Details	N/A
		EXTERIOR FINISH	Concrete Block

Chattel Included Paint Booth
 Fixtures Excluded N/A

Seating Capacity		Parking # of Spaces		ANNUAL
Retail SqFt		# Stories	1	Annual Water/Sewer Exp
Office SqFt		# Elevators	0	Annual Insurance Exp
Indust./Warehse SqFt				Annual Heating Exp
Residential SqFt				Annual Hydro Exp
Commercial SqFt				Annual Other Exp
Ceiling Height				Annual Total Exp
				Gross Income
				Net Operating Income

Listing Office Exit Realty True North - OFFC: 705-942-6500 Selling Office

Sold Price Firm Date

Compliments of: Jamie Coccimiglio - Cell: 705-971-7824 Broker
 E-mail: Jamie@exitrealtytruenorth.com
 Company Name: Exit Realty True North - OFFC: 705-942-6500

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CLIENT VIEW



List Price	\$34,000	MLS #	SM260028
Status	FOR LEASE	ICI Type	Comm Building
		Business Type Automotive, Office, Retail,	
Address	68 Great Northern RD		
City	Sault Ste. Marie	P6B 4Y5	
District	Sault Ste. Marie	Zoning	C4
Sub District	Ward 3	Lot Size	330.0xlrreg
Assessment	\$1,434,000.00	Acreege	3.27
Annual Taxes	\$59,519.86 /2025	Fronting On	East
Lease Price	\$34,000.00 / Mo	Land Type	Deeded Land
Possession			
Closing Date			

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Directions
 Roll # 576103003801200
 PIN 315310026

Waterfront Y/N	No	Waterfront Name	
Sign Y/N	Lockbox	PROPERTY FEATURES	Air Conditioning, Office Space, Outside Storage, Overhead Doors, Parking, Paved Yard, Store Front, Workshop/Storage
Local Imprv	No Y/N Imprv	HEATING TYPE	HVAC Unit
Enviro. Audit	Yes Cost \$	HEATING SOURCE	Natural Gas
Date and Phase		BASEMENT	Slab or Corefloor
SPIS Y/N		WATER/WELL	Municipal Water
Survey Y/N	Yes / 6/8/2026	SEWER/SEPTIC	Sewer
Approx SqFt	5000+	Septic Details	
Occupancy	Tenant	EXTERIOR FINISH	Concrete Block
Age	Age (Building) 26+ Years	ROOF TYPE	Flat
Rental Equip	N/A		

Chattel Included Paint booth
 Fixtures Excluded N/A

Seating Capacity	Parking # of Spaces	ANNUAL
Retail SqFt	# Stories 1	Annual Water/Sewer Exp
Office SqFt	# Elevators	Annual Insurance Exp
Indust./Warehse SqFt		Annual Heating Exp
Residential SqFt		Annual Hydro Exp
Commercial SqFt		Annual Other Exp
Ceiling Height		Annual Total Exp
		Gross Income
		Net Operating Income

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