

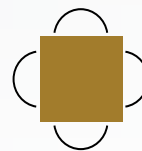
INDUSTRIAL SPACE FOR LEASE

605 THIRD LINE EAST
SAULT STE. MARIE, ON



Len Goudy

Broker of Record
Goudy Real Estate Corp.
Real Estate Brokerage
(416) 830-0880



Goudy Real Estate Corp.
Real Estate Brokerage
Commercial Real Estate Sales & Leasing

505 Hood Rd., Unit 20, Markham, ON L3R 5V6 | **(905) 477-3000**

The information contained herein has been provided to Goudy Real Estate Corp. by others. We do not warrant its accuracy. You are advised to independently verify the information prior to submitting an Offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice.

DETAILS

605 THIRD LINE EAST



DETAILS

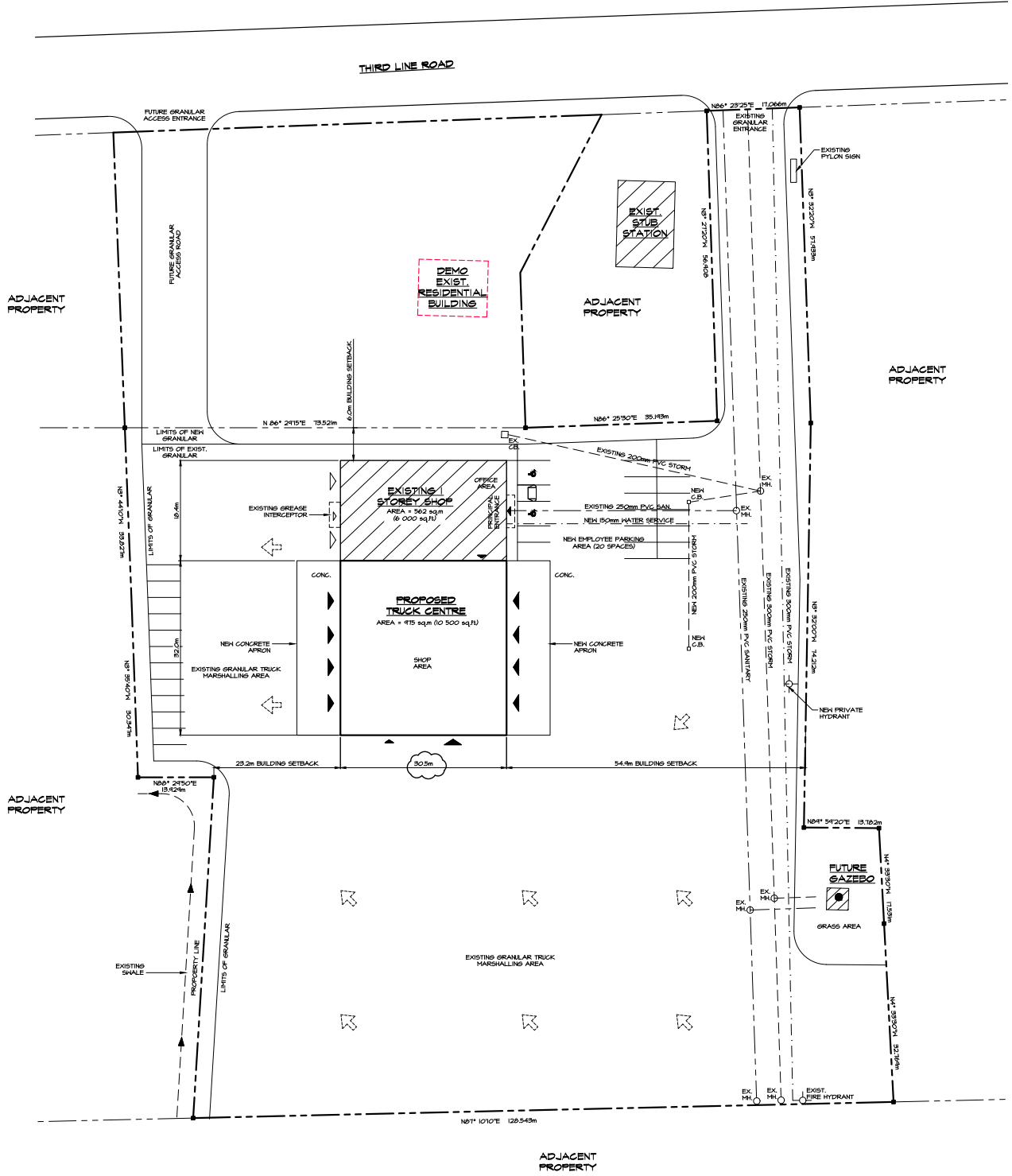
Prime location just off of the Trans-Canada Highway in the city of Sault Ste. Marie. Building is approximately 16,500 SF, which is complemented by 11 shipping and loading drive-in bays, making it ideal for industrial and commercial use. The high ceilings, reaching 20 feet, provide ample vertical space for storage and operations. The zoning classifications of M2 Medium Industrial Zone and HZ Highway Commercial indicate a versatile use, allowing for a variety of industrial and commercial activities. Tenant to maintain the property.

AVAILABLE

UNIT	16,500 SF
RENT	\$ 22 PSF PA
2023 TAXES	\$ 81,691.42

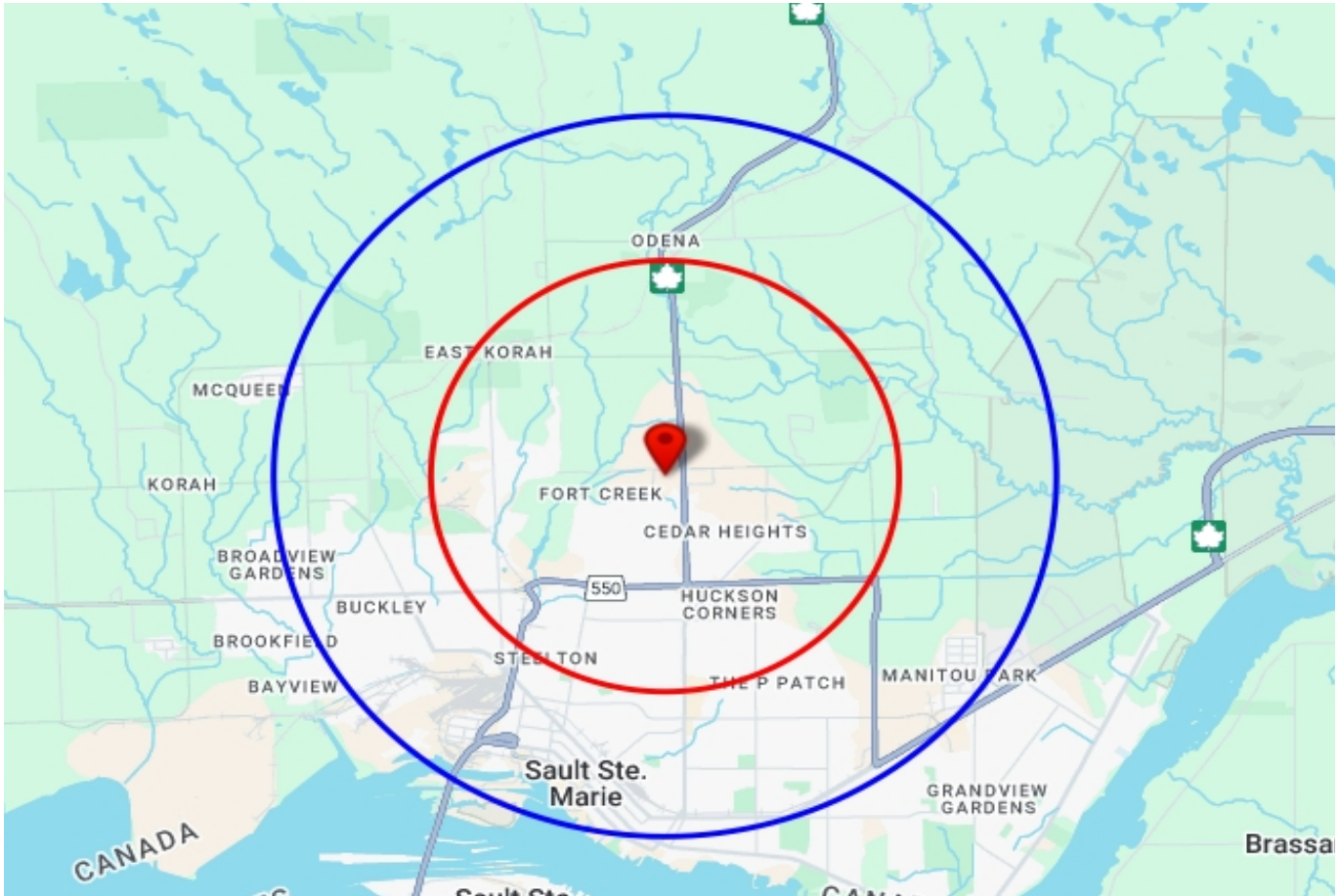
SITE PLAN

605 THIRD LINE EAST



DEMOGRAPHICS

605 THIRD LINE EAST



2024 Daytime Population	605 Third Line E, Sault Ste. Marie, ON P6A 6J8 0 - 3 km		605 Third Line E, Sault Ste. Marie, ON P6A 6J8 0 - 5 km	
		%		%
Total Estimated Population	14,926		47,600	
Total Daytime Population	18,964		53,479	
Daytime Population at Home	7,804	41.2%	27,000	50.5%
0 to 14 years	1,810	9.5%	6,046	11.3%
15 to 64 years	2,599	13.7%	10,431	19.5%
65 years and over	3,396	17.9%	10,523	19.7%
Daytime Population at Work	11,467	60.5%	27,148	50.8%
Work At Usual Place	8,602	45.4%	19,619	36.7%
Work Mobile	1,850	9.8%	4,224	7.9%
Work At Home	1,015	5.4%	3,304	6.2%

DEMOGRAPHICS

605 THIRD LINE EAST

2024 Demographic Snapshot	605 Third Line E, Sault Ste. Marie, ON P6A 6J8 0 - 3 km		605 Third Line E, Sault Ste. Marie, ON P6A 6J8 0 - 5 km	
		%		%
Total Population				
2019 estimated	14,544		47,033	
2024 estimated	14,926		47,600	
2029 Projected	14,805		47,106	
% Pop. Change (2019-2024)	2.6%		1.2%	
% Pop. Change (2024-2029)	-0.8%		-1.0%	
2024 Total Population by Age	14,926		47,600	
0 to 4 years	531	3.6%	1,769	3.7%
5 to 19 years	1,986	13.3%	6,578	13.8%
20 to 24 years	886	5.9%	3,269	6.9%
25 to 34 years	1,847	12.4%	6,594	13.9%
35 to 44 years	1,543	10.3%	5,286	11.1%
45 to 54 years	1,602	10.7%	5,241	11.0%
55 to 64 years	2,095	14.0%	6,509	13.7%
65 to 74 years	1,952	13.1%	6,058	12.7%
75 years & over	2,485	17%	6,296	13%
Median Age	49.5		45.6	
2024 Total Census Families	4,062		12,595	
Average Persons Per Family	2.8		2.7	
Total Couples	3,346	82.4%	9,748	77.4%
Without children at home	1,887	46.5%	5,635	44.7%
With children at home	1,459	35.9%	4,113	32.7%
Lone-parent families	716	17.6%	2,847	22.6%
Children Per Census Family	0.9		0.9	
2024 Educational Attainment (15 years+)	12,202		40,352	
Less than a bachelor degree	9,432	77.3%	32,311	80.1%
Bachelor degree & higher	2,770	22.7%	8,041	19.9%
2024 Households	6,180		21,946	
Persons per household	2.27		2.11	
Average household income	\$ 116,294		\$ 96,547	
2024 Occupied Dwellings	6,180		21,946	
Owned dwellings	4,712	76.2%	13,948	63.6%
Rented dwellings	1,468	23.8%	7,959	36.3%
Dominant building type	Houses		Houses	
Dominant period of construction	1961-1980		Before 1960	