

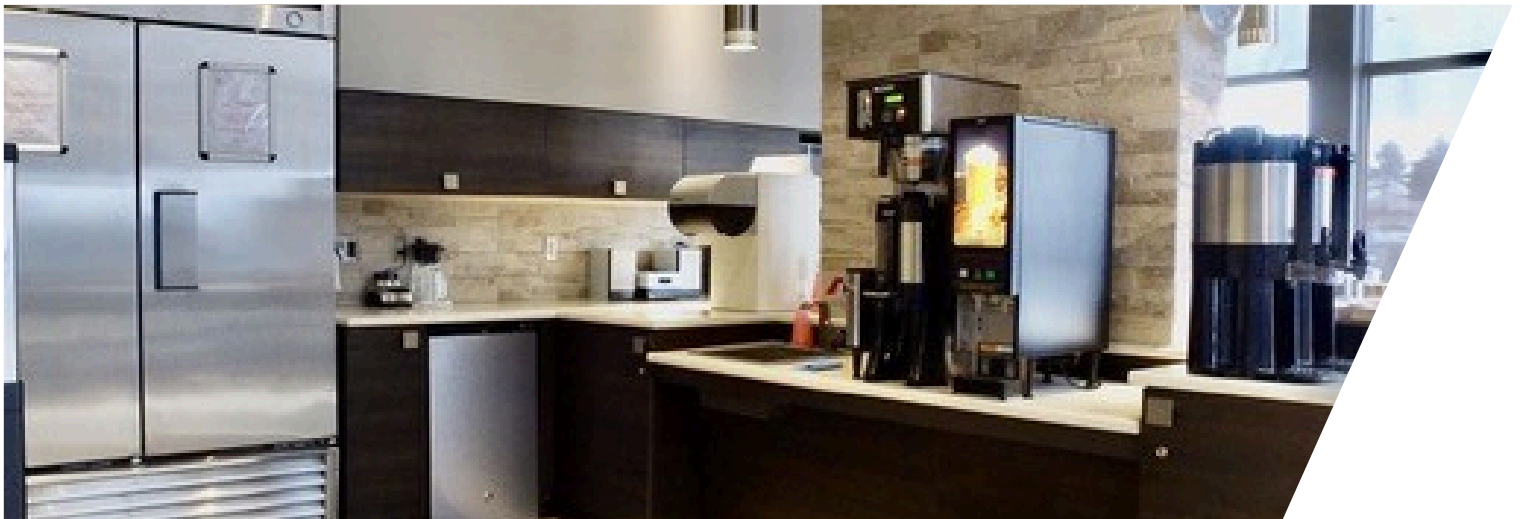
FOR LEASE



**475 Pim St.
SAULT STE. MARIE, ON**



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THE PROPERTIES GROUP MANAGEMENT LTD.
236 Metcalfe Street, Ottawa, ON K2P 1R3

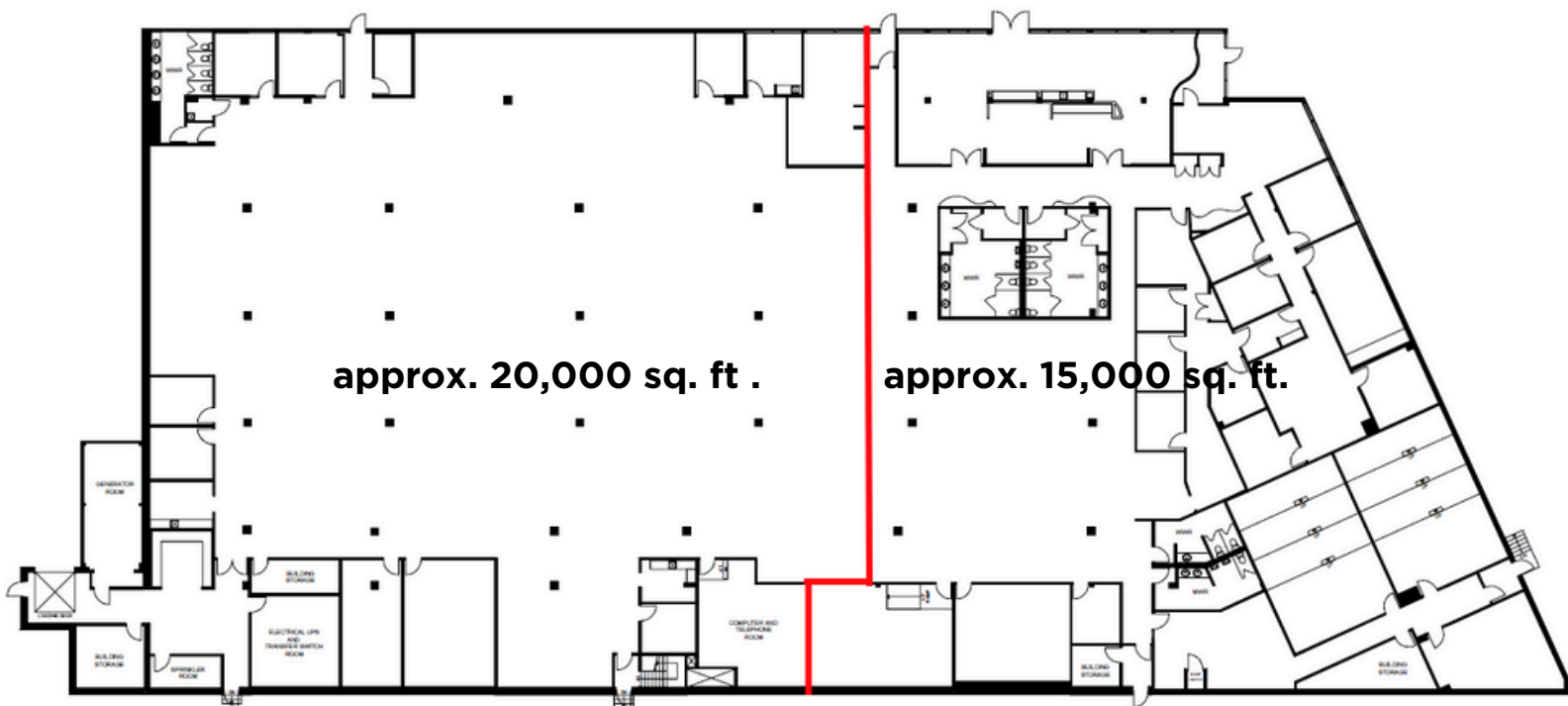
(613) 369-5635 / leasing@prpgrp.com
www.thepropertiesgroup.ca



PROPERTY OVERVIEW

This 35,161 sq. ft. stand-alone building is located on Sault Ste. Marie's main commercial strip and was originally constructed for a grocery retailer. Neighbouring the Cambrian Mall, this property is in close proximity to national retailers such as Shoppers Drug Mart, Pet Valu, Canadian Tire, and Dollar Tree.

The building can also be demised into two units of approximately 15,000 sq. ft and 20,000 sq. ft.

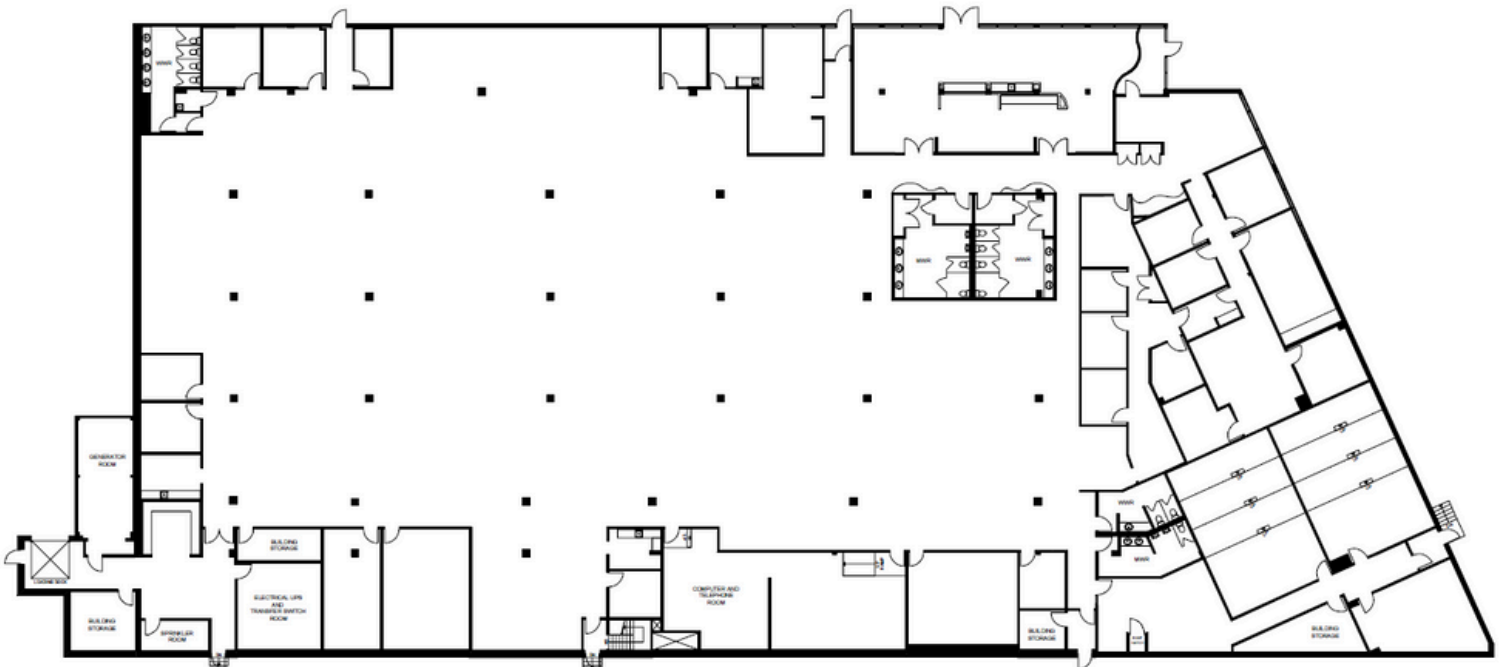


THE ATTACHED DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON. THE LANDLORD SHALL NOT BE HELD RESPONSIBLE FOR THE TENANT'S WORK AND SPACE PLANNING.



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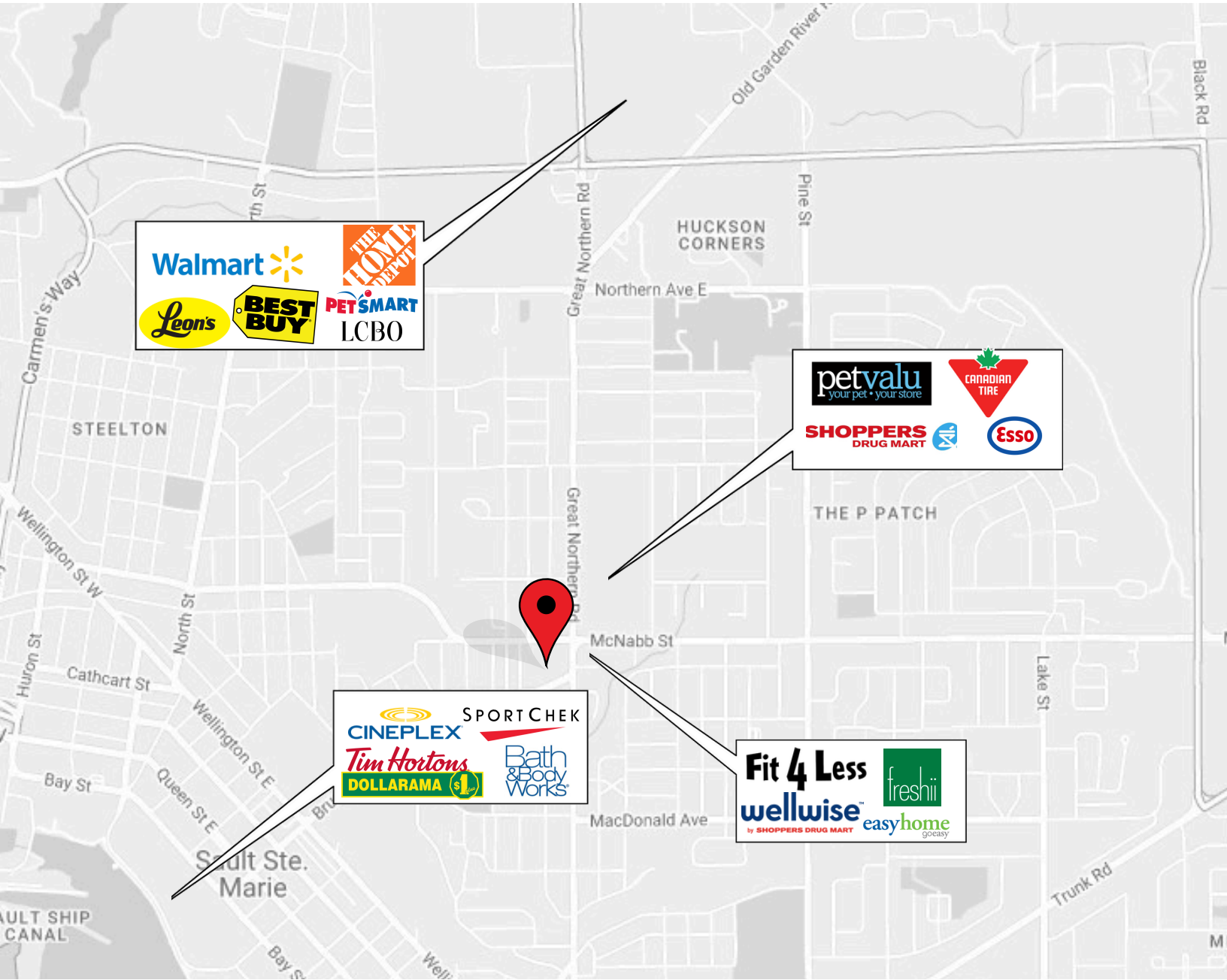
Floor plan of building
35,161 square feet



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Demographics

*Source: Statistic Canada, 2020Census.

- Population: 74,249
- Average Household Income* \$85,800

Information contained herein has been obtained from sources that we deem to be reliable but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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