

For Sale: Vacant Freestanding Commercial Building

# 695 Great Northern Road Sault Ste. Marie, ON

User/Investor Opportunity



Lennard:

# The Opportunity

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by the Vendor to facilitate the sale of a 100% freehold interest in a prime commercial property located at 695 Great Northern Road, Sault Ste. Marie, ON (the “Property”).

Previously occupied by Peavey Mart, this standalone retail asset offers a 31,391 square foot building, along with an additional large outdoor fenced sales area at rear. Purpose-built in 2007, the Property is strategically situated on a substantial 2.75-acre parcel of land.

Located along Sault Ste. Marie’s primary commercial corridor, Great Northern Road, the Property benefits from exceptional visibility and accessibility, serving a trade area population exceeding 125,000. This high-exposure location provides a strong opportunity for owner-users or investors seeking a versatile retail asset in a well-established market.

With the building soon to be vacant, the Property provides a significant investment opportunity for a variety of retail or commercial uses.



**Asking Price: \$4,999,000**

## Property Highlights



**31,391 SF freestanding building on 2.75 acres**



**Built in 2007, previously leased to Peavey Mart (TSC Stores)**



**Prime location, surrounded by national branded retailers**



**Well configured building, ideal for both end users and investors**



**Premium visibility along Sault Ste. Marie’s busiest thoroughfare**



**Strategic location serving a large trade area population of ±125,000**

# Property Details

<b>Address:</b>	695 Great Northern Road, Sault Ste. Marie, ON
<b>Legal Description:</b>	PT LT 13 RCP H744 TARENTORUS PT 8-11 1R9453, S/T T465047; S/T T388390; SAULT STE. MARIE
<b>Site Area:</b>	2.75 acres
<b>GLA:</b>	31,391 SF
<b>Fenced Sales Area:</b>	Gated yard at rear
<b>Frontage:</b>	307 feet (approx.)
<b>Depth:</b>	397 feet (approx.)
<b>Shipping:</b>	1 Truck Level Loading Dock
<b>Clear Height:</b>	18'
<b>Zoning:</b>	HZ - Highway Zone
<b>Parking:</b>	64 Stalls
<b>Taxes:</b>	\$115,648 (2024)

Located along Sault Ste. Marie's busiest thoroughfare

## Construction

Concrete slab on grade with cast-in-place concrete foundation walls

## Access

Full turn access from Great Northern Road and Drive In Road

## Environmental & BCA

Phase 1 Environmental (Pinchin – July 2013)  
Building Condition Assessment (Pinchin – Sept. 2021)

## Outdoor Sales Area

Fully fenced and gated yard for outdoor sales at rear

## HVAC

Heating and cooling is provided by roof mounted HVAC systems

## Financing

Free and clear offering



# Area Overview

**695 Great Northern Road**

Great Northern Road

Second Line East

**Logos:** PETRO-CANADA, BURGER KING, CIRCLE K, Tim Hortons, Prouse (CHEVROLET - BUICK - GMC - CADILLAC), Subway, Northside Volkswagen, Sault Area Hospital, MICROTEL BY WYNDHAM, A&W, CHUCK'S ROADHOUSE, Fairfield BY MARRIOTT, BEST BUY, LCBO, Mark's, THE HOME DEPOT, Home Hardware, RBC, BEER STORE, Walmart, Michaels, PETSMART, Pita Pit, Legos, Stacked, WINNERS, Staples, Tim Hortons, value village, HOMESENSE, PRINCESS AUTO, Comfort INN, TACO BELL, McDonald's, FIREHOUSE SUBS, PIZZA PIZZA (Ontario's #1 Pizza), Scotiabank, Shell, THE WATER TOWER INN, SWISS CHALET (ROTISSERIE & GRILL), metro.

# Zoning

## HZ - Highway Zone

The uses within this zone are intended to service travelers moving along Sault Ste. Marie's highway corridor. This zone also includes uses geared towards servicing the commercial transportation business and commercial uses that require large supporting lots such as car dealerships and home building supply retailers.

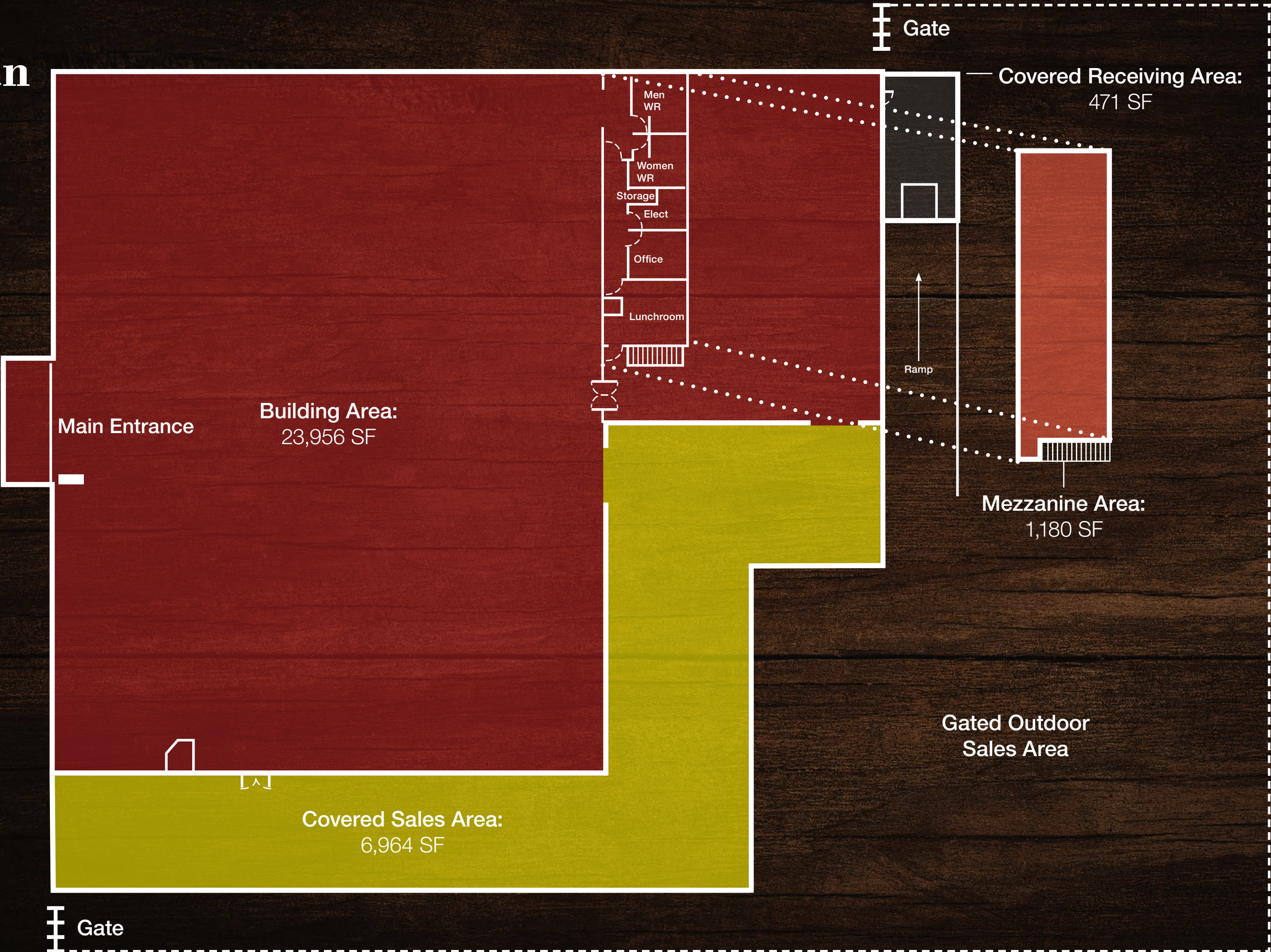
### Permitted Uses

- Accessory uses
- Accessory use seasonal garden centres
  - {2007-105} Accessory use solar power installations – Refer to Section 1.1.6 for additional regulations
  - {2006-200} Accessory use wind turbines - Refer to Section 4.13 for additional regulations
- Accommodation services
  - {2009-5} Amusement and fitness facilities
- Bingo halls
- Building hardware and garden supply stores
- Caretaker dwelling unit
- Car wash facilities
- Food services
- Fruit and vegetable stands
- Fuel sales
- Heavy equipment sales, repair, and maintenance
- Information and technology services
- Mixed use service centers
- Motor vehicle equipment rental and leasing services
- Motor vehicle sales and parts dealers
- Personal storage
- Rental and leasing services
- Repair and maintenance services
- Road transportation and warehousing
- Similar uses
- Tourism related uses
- Veterinary Clinics - without any outdoor kennel facilities

Source: Sault Ste. Marie Zoning By-Law 2005-150



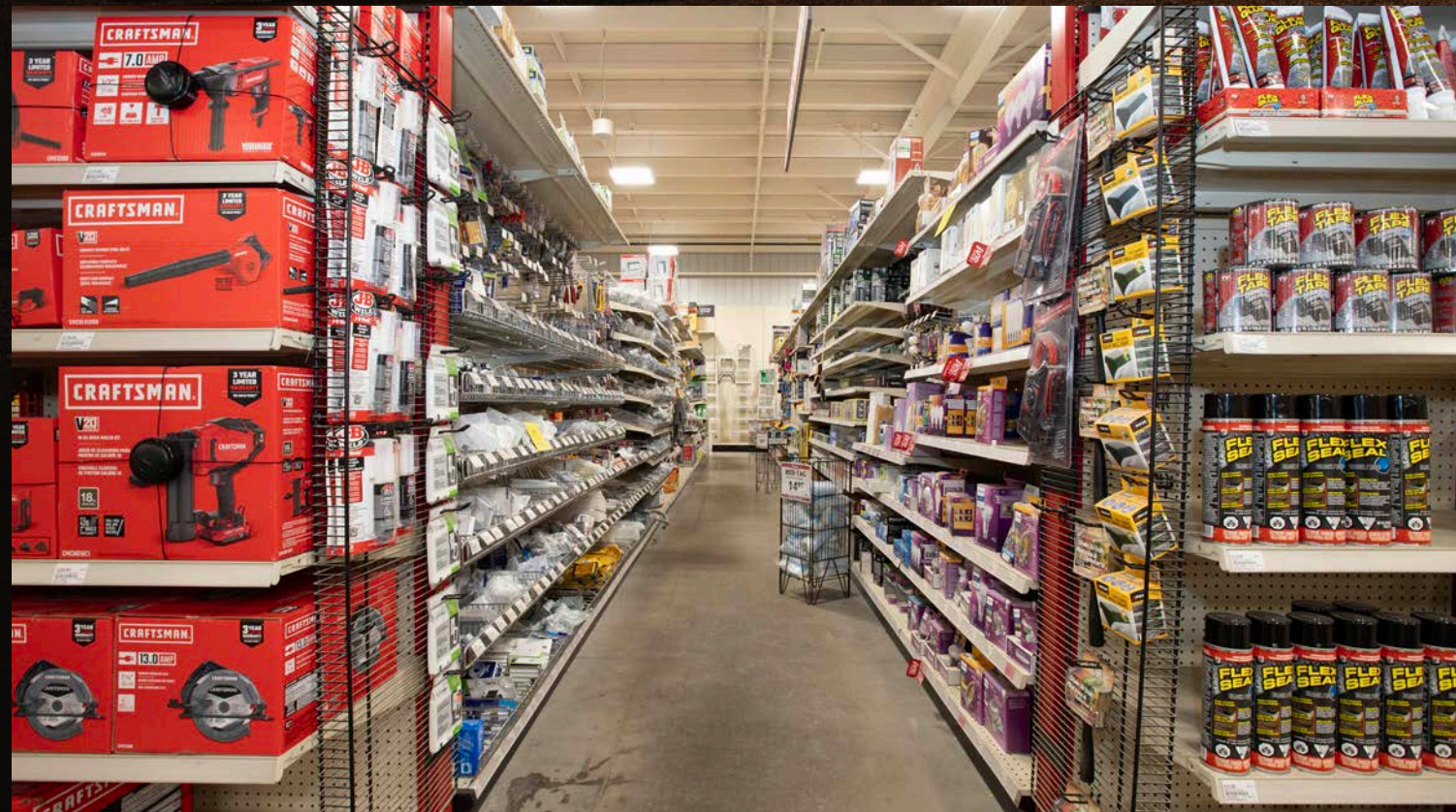
# Site Plan



# Photos



# Photos





# Sault Ste. Marie

Sault Ste. Marie, located in Ontario, Canada, is the third-largest city in Northern Ontario, following Sudbury and Thunder Bay. Situated on the St. Mary's River at the Canada-US border, it has become a growing hub for both population and business. As of 2023, the city's population has reached 78,574, a 5.2% increase from 2021, marking the highest population since 1996.

This growth is partly driven by an influx of skilled workers, supported by immigration programs such as the Rural and Northern Immigration Pilot. Combined with a robust median household income of \$73,000 and an average of \$89,600, this positive trend signals a strengthening and expanding economy.

### Strategic Location

Sault Ste. Marie benefits from its strategic location providing access to both Canadian and American markets. This geographic advantage strengthens its role in cross-border trade and international commerce. Additionally, the Sault Ste. Marie Canal, a vital part of the city's infrastructure, links Lake Superior to the lower Great Lakes, further enhancing its importance as a transportation and logistics hub.

### Economic Growth

The city has experienced consistent growth in key sectors such as manufacturing, technology, and healthcare. A construction boom is underway, with new residential and commercial developments signaling confidence in the city's future. Projections suggest that Sault Ste. Marie's population could grow by an additional 8,400 residents by 2036, further bolstering economic opportunities.



**Projected Population Growth:  
10% increase over the next 10 years**

# Offering Process

## Memorandum Contents

This Confidential Investment Memorandum (“CIM”) has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, location and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness

and such information should not be relied upon by prospective purchasers without independent investigation and verification.

## Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Lennard or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under final page of the memorandum will relate to all sections of the CIM as if stated independently therein.

## Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisor in connection with the possible acquisition of the Property and agree that they will not look to the Vendor or the Advisor or any of their affiliates for any fees or commissions in connection with the sale of the Property other than the co-operating fee being offered.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the

Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisor.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

Based on the information contained in this CIM, and other information that may be made available by the Advisor upon request, interested parties are invited to submit an offer to address the following requirements:

1. The purchase price and deposits for the Property
2. Proposed timeline and the terms of due diligence and closing
3. Confirmation that the Property will be purchased on an “as is, where is” basis
4. Name of the ultimate beneficial owners of the Purchaser
5. Evidence of the Purchaser’s financial ability to complete the transaction

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisor.

Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

## Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an “as is, where is” basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendor, Advisor or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisor make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

## Submission Process & Timing

Proponents are invited to submit their offers to Lennard Commercial to the attention of Yash Kumar.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisor and the Vendor intend to review all offers as they are received.

## Exclusive Advisor

All inquiries regarding the Property or any information contained in this CIM should be directed to Lennard Commercial as exclusive agents for the Vendor.



# Lennard:

## **Yash Kumar\***

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage. • \*Sales Representative