

FOR SALE

The Sault Area Hospital (Land & Improvements)
Queen Street Site, Sault Ste. Marie, ON



Vendor: Sault Area Hospital
Asking Price: \$4,900,000.00



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Building & Site Overview

The property is located on the south side of Queen Street, east of the Queen Street and Church Street intersection.

- *Photograph 1: Aerial View of Site*



Site Characteristics: General Hospital

Legal Description: CON 1 PARK LOT 18 PARK LOT 19 RP 1R4897 PART 11 TO 15 PART 18 PART 20

Roll Number: 5761020045020000000

Frontage: 287'

Depth: Irregular

Lot Size: 6.02 acres

Utilities: All city services.

Easements and Encroachments: Aside from the normal utility, communication easements etc, we are not aware of any easements or encroachments encumbering the property.

Site Characteristics: Plummer Hospital

Legal Description: CON 1 PARK LOT 15PT LOT 16 WATER LOTS IN FRONT RP 1R4897 PT 1 PT 4 PT 19

Roll Number: 5781020045011000000

Frontage: 419.47'

Depth: Irregular

Lot Size: 9.8 acres

Utilities: All city services.

Easements and Encroachments: Aside from the normal utility, communication easements etc., we are not aware of any easements or encroachments encumbering the property.

Site Characteristics: 10 Lucy Terrace

Legal Description: PLAN 844 LOT 15 PT to 18 RP 1R4897 PART 6 TO PART 10PT EASEMENT OVER RP 1R7378 PART 10

Roll Number: 5781020045019000000

Frontage: 226.2'

Depth: Irregular

Lot Size: 2.88 acres

Utilities: All city services.

Easements and Encroachments: Aside from the normal utility, communication easements etc., we are not aware of any easements or encroachments encumbering the property.



Site Characteristics: 70-74-82 Woodward Avenue

	<i>70 Woodward</i>	<i>74 Woodward</i>	<i>82 Woodward</i>
Legal Description:	Con 1 Park Pt Lot 20 S/S Queen St. E RPO 1R3558 Part 1	Con 1 Park Pt Lot 20 S/S Queen St. E.	Con 1 Park Pt. Lot 20 S/S Queen St. E.
Roll Number:	020045024000000	020045023000000	020045022000000
Frontage:	123	60	60
Depth:	101.8	101.61	101.42
Lot Size:	.29 Acres	.14 Acres	.14 Acres
Utilities:	All city services.		
Easements and Encroachments:	Aside from the normal utility, communication easements etc., we are not aware of any easements or encroachments encumbering the property.		



Construction Information: General Hospital

Age: 1958, 1964

Number of Stories: 7 plus Penthouse

Building Size:	<u>FLOOR</u>	<u>SQ.FT.</u>
	Basement	7,282
	1 st Floor	51,098
	2 nd Floor	39,974
	3 rd Floor	29,708
	4 th Floor	29,708
	5 th Floor	28,280
	6 th Floor	10,300
	7 th Floor	10,300
	Pent #1	1,632
	Pent #2	735
	Pent #3	2,900
	Pent #3 (2 nd Level)	2,900
	TOTAL	213,817

Structural: Full Steel Frame Fire Proofed

Exterior Walls: Brick with Brick Backup, 2" Insulation, Plaster, Standard Double Hung Windows in Older Area, Metal Sash.
Penthouses: Plate Glass in Aluminum Frame, Curtain Walls in New Sections.

Interior Finish: Floors: Concrete Hardened Finish in Storage, Shops, Mechanical Areas. Other Areas: Terrazzo, Neoprene, Tile & Linoleum.
Walls: Mainly Plaster, Marble in Lobby.
Ceilings: Plaster & Acoustic Tile.
Partition Walls: 4" Concrete Block.
Central Boiler Room: Lower Basement Area.

Mechanical Services: Mechanical Equipment located in 3 Penthouses on Roof.

Services: Serviced by 5 Elevators, Fire Alarm, Cafeteria & Kitchen located on Ground Floor.



- *Photograph 2: Front View General Hospital*



- *Photograph 3: Rear View General Hospital*



Construction Information: Plummer Hospital

Structural Age: A Wing 1928; A Wing 1963; B Wing 1952; C Wing 1952; D Wing 1963; E Wing 1963; Renal Dialysis 1994

Number of Stories: 5 Stories

Building Size:	<u>FLOOR</u>	<u>SQ.FT.</u>
	Basement	26,523
	1 st Floor	10,813
	2 nd Floor	9,669
	3 rd Floor	9,669
	4 th Floor	9,669
	5 th Floor	9,669
	C Wing 1 st Floor	12,829
	D Wing	16,235
	1 st Floor & Tunnel	956
	D Wing 2 nd Floor	16,187
	E Wing 1 st Floor	7,784
	E wing 2 nd Floor	1,105
	Boiler House & Mezzanine	3,813
	Penthouse #1, #2, #3	1,310
	Renal Dialysis	10,137
	TOTAL	135,555

Exterior Walls: Brick on block, Steel, 2" insulation, plaster, standard double hung windows in older area. Metal sash, doors are plate glass in aluminum frame. Curtain walls in new sections.

Interior Finish: Floors: Concrete hardened finish in storage, shops, mechanical areas, painted. Other areas: Terrazzo, Neoprene, Tile, & Linoleum.

Walls: Mainly Plaster, Ceramic Tile, Panel.

Ceilings: Plaster & Acoustic Tile

Partition Walls: 4" Clay Blocks and Plaster

Basement all Unfinished Concrete Block

Mechanical Services: Central Boiler Room: Lower basement area.

Mechanical equipment located in 3 penthouses on roof.

Air Exchange system throughout, 10 window units.

A 75 ton Air conditioning unit serves the operating and delivery suites on the 4th and 5th floors of A Wing.

1 Laundry chute (stainless steel) serves 5 floors (24' diameter)

Services: Serviced by 4 elevators, fire alarm, cafeteria & kitchen located in ground floor. Cafeteria & Kitchen on first floor- B Wing Kitchen area

(90' x 32')

- *Photograph 4: Front View Plummer Hospital*



- *Photograph 5: Rear View Plummer Hospital*



Construction Information: Auxiliary Buildings

Building & Sizes:	Riverview Centre - 3 Storey Brick	51,000 SF
	Former Ambulance Garage (now offices)	6,201 SF
	4 Portable Offices	6,099 SF
	Shipping & Receiving Building	6,050 SF
	Helicopter pad (concrete)	

- *Photograph 6: View of Riverview Centre*



- *Photograph 7: View of Former Ambulance Garage*



- *Photograph 8: View of Shipping & Receiving Building*



Construction Information: 70-74-82 Woodward Avenue

	70 Woodward	74 Woodward	82 Woodward
Structural Age:	Built 1913	Built 1902	Vacant Land
Assessment	\$84,250	\$79,750	\$33,750
Number of Stories:	2	2	N/A
Building Size:	1,500 +- SF	1,300 +- SF	60

- Map 1



- *Photograph 9: 70 Woodward Avenue*



- *Photograph 10: 72 Woodward Avenue*



- *Photograph 11: 84 Woodward Avenue*



Zoning and Land Use Regulations

The subject site is zoned C3, Riverfront Zone. This zone is applied to the waterfront area south of Bay Street between the Gateway Site and the Hospitals. Additional setbacks from the water, a narrower scope of permitted uses and a high quality of landscape requirements will create a pleasant park-like setting, catering to tourists and locals as they travel along the water front. This zoning district has the following characteristics:

Permitted Uses

- Accessory uses
- Accommodation services
- Amusement and fitness facilities
- Art, culture and heritage institutions
- Assembly facilities
- Casinos
- Day care facilities
- Federal, Provincial and Municipal Government administration
- Food services
- Home based business
- Movie theatres
- Office uses
- Parking Lots
- Personal Services
- Recreational facilities
- Residential dwellings
 - Multiple Attached
 - Apartment Dwellings
- Retail Trade
- Similar Uses
- Tourism related services

Building Regulations

All Minimums Unless Otherwise Noted

- Table 1



Table 23 : Riverfront Commercial Zone (C3) Building Regulations

