

COMMERCIAL FOR SALE

SAULT, MI- PRIME DOWNTOWN REAL ESTATE

201 OSBORN BOULEVARD, SAULT STE. MARIE, MI 49783



KW COMMERCIAL | NORTHERN MICHIGAN

405 E. Easterday Ave.
Sault Sainte Marie, MI 49783



Each Office Independently Owned and Operated

PRESENTED BY:

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Property Summary

201 Osborn Boulevard, Sault Ste. Marie, MI 49783



Property Summary

Building SF:	2,430
Lot Size:	9,158 SF
Parking Spaces:	14
Price:	\$295,000
Year Built:	1979
Zoning:	C1 - General Commercial

Property Overview

Prime downtown visibility meets unmatched foot traffic at this Mole Hole Gifts & Collectibles location. Situated on a prominent corner directly across from the Soo Locks, this commercial property benefits from strong tourism draws. With steady pedestrian flow from locals and tourists alike, this space delivers the kind of exposure that elevates any commercial venture. Offering exceptional frontage, walkability, and nonstop activity in the heart of downtown, this property is truly all about location, location, location. This high impact corner provides the visibility and accessibility your operation needs to thrive.

Property Description

Sault Ste. Marie, Michigan is a dynamic Great Lakes community known for its historic character, strong tourism economy, and walkable downtown core. The city is home to the world-famous Soo Locks, one of the nation's most significant engineering landmarks and a major driver of regional activity. The Locks attract approximately 500,000 visitors each year, drawing travelers from across the country to watch massive freighters transition between Lake Superior and the lower Great Lakes. This steady influx of tourism supports local businesses, hospitality, retail, and commercial demand.

Downtown Sault Ste. Marie activity thrives on Portage Avenue, a highly walkable and accessible corridor that connects the Soo Locks to shops, restaurants, and attractions. Wide sidewalks, pedestrian friendly crossings, and consistent foot traffic create a vibrant streetscape that benefits both retail and service based businesses. The proximity of Portage Avenue to the Locks ensures a continuous flow of visitors throughout the tourism season, reinforcing the area's position as the city's commercial and cultural hub.

With its blend of historic charm, strong tourism volume, and an active, pedestrian oriented downtown district, Sault Ste. Marie offers a compelling location for investment, business growth, and community engagement.

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Property Photos

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