



3279

www.cbyk.ca

WELCOME TO 47 Mackenzie Drive \$189,000

WORK 669-2112
CELL 765-8967
TF 1-833-669-2100
JIM WELLER



COLDWELL BANKER NORTHERN BESTSELLERS

ROOM SIZES

LR	DR	KIT	FAM/ DEN	LA	BATHS	
MBR	BR	BR	BR	BR	STRG	BSMT
					Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type F/A OIL	Ceiling: R 20	Sq. Ft. 1652	Lot Size 1.13 Acres
Annual Cost	Walls: R 12	Age 1970's	Garage
Litres Over Last 12 Mon.	Floor: R 20	Lot 1-7 Block Gr1158 Plan 1058 Unit	Parking
	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Two commercial buildings on a 1.13 acre lot. The main building is 1652 sf in size and currently set up as a wholesale/retail sales facility (it was most recently occupied by Riverview Stationery). The second building is 1120 sf and is home to the town's recycling centre.* The lot is zoned Service Commercial and there is plenty of room for expansion. The store has new vinyl siding (2014) and a re-shingled roof (2012), forced air oil heat, and a new air conditioner (still in its crate, needs to be installed)

(*The license to operate is not automatically transferable; a new owner must apply to GNWT- ENR and be approved to continue.)

FOUNDATION

Wood Blocking

PROPERTY TAXES

Amount/yr	\$1625	2017
Tenure	Fee Simple	
Fees		
Area		

Make:
Model:
Serial #:
CSA:



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