



**WELCOME TO**  
**345 OLD AIRPORT ROAD**  
**\$1,800,000**



5373

**JIM WELLER**

WORK 867.669.2112

CELL 867.765.8967



HEAT	INSULATION	BUILDING	LOT
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Type      MULTI Annual Cost Litres Over Last 12 Months	Ceiling: R 40 + Walls: R 20 + Floor: R Yes Skirting: R	Sq.ft      3990 Age        1976 Lot      Block      Plan      Unit 5        563        3597	Lot Sz      2.4 Acres Garage     3600 Sf Parking     Multi Taxes      \$25225.33 Year        2022
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**SPECIAL FEATURES /FURNISHINGS:**

Two multipurpose buildings on a large commercial lot with lots of room for future growth.

The property is located in Range Lake North, on the heavily trafficked main traffic route into the city, between the airport itself and the hospital & retail district. It is about 2.4 acres in size with 200' of frontage along Old Airport Road and approx 529' in depth. The entry lane rises somewhat from the street and then the lot flattens out: it is virtually level right to the back. There is bedrock at or near the surface throughout, which makes a base for the ideal foundation. It is fenced on both sides, open at the front and rear.

The zoning is Commercial Service which covers a large variety of uses including service stations, auto sales and repair, contractor services, retail sales, animal services, offices and, conditionally, light industrial.

The front building facing the street is 3990 sf in size and contains a reception area, sales showroom, several offices, server room, two washrooms and a storage area with an overhead door. It was built in 1976 and has been well maintained over the years. It has a concrete slab with footings on bedrock, Sierra stone flooring finish, wood framing, metal roof (2016), upgraded ceiling and wall insulation (2000), triple glazed vinyl windows in the office and reception areas (2000), double glazed plate windows in the showroom area (1995), 200 amp service and copper plumbing. The primary heating system is a Harman pellet boiler along with a back-up oil boiler (that has two 250 ga fiberglass tanks) and a pellet forced air furnace. The air conditioning system is a "swamp cooler" with the pellet furnace's ducting providing the cool air distribution. The water tank is 750 gallons and the sewage holding tank is cast concrete. The ceiling clearance is 10' overall with a 9' suspended ceiling throughout most of the premises. It even has a 24' X 30' deck for staff BBQs, with a foundation that could support a building addition.

The rear building was built in 1979 and is 3600 sf in size with concrete slab and footings on bedrock, R20 walls, R40 ceilings, metal siding, asphalt shingle roof, 10' clearance, 3 x 8' overhead doors, 200 amp, 3 phase electrical, 2 forced air oil furnaces, 500 ga water tank, 1200 ga sewage tank, a 20 ga hot water tank, and a single washroom. It is currently a contractor's work shop and can easily be subdivided into 3 small units. It has a 38' X 64' unheated, gravel floor soft sided Quonset style addition with overhead door for additional cold storage.

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# 345b Old Airport Rd, Yellowknife, NT

## Main Floor



PREPARED: 2023/04/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

