



WELCOME TO

1 & 3 CORONATION DRIVE

\$8,000,000



JIM WELLER

WORK 867.669.2112
CELL 867.765.8967



HEAT		INSULATION		BUILDING				LOT	
Type	H/W OIL	Ceiling: R	40	Sq.ft	43112			Lot Sz	8.9 Acres
Annual Cost		Walls: R	28	Age				Garage	
Litres Over		Floor: R	20+					Parking	Multiple
Last 12		Skirting: R		Lot	Block	Plan	Unit	Taxes	\$87,284
Months				32 & 34	502	1363		Year	2023

SPECIAL FEATURES /FURNISHINGS:

Two fully leased industrial properties with an excellent cap rate.

They are located in the Kam Lake Industrial Park, Yellowknife's premier industrial area, conveniently close to the city proper, its main truck route and the airport.

3 Coronation Drive is 8.1 acres in size. The primary building is 30,000 sf in size and consists of 9 100' deep bays, several of which have 2nd floor offices or storage mezzanines. Most of the tenants are either strong multinational corporations or the federal government. The building is very energy efficient and has lower than average operating costs. There is also a 10-bedroom worker's accommodation and a number of smaller shops and storage buildings on site with plenty of space for further development.

1 coronation Drive is .74 acres and has a 3200 sf three bay shop building plus another staff house. Detailed building specs, rent rolls and financial statements will be made available to prospective purchasers upon entering into an NDA.

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