

WELCOME TO
213 UTSINGI DRIVE
\$2,950,000

5905

DELLA FRASER

WORK 867.669.2111

CELL 867.445.4010



ROOM SIZES

Living Room 20.10 X 23.1	Dining Room 8.6 X 16.1	Kitchen 12.8 X 16.1	Laundry Room 8.2 X 15.8		BATHS 1-2pc, 1-5pc, 1-3pc Ensuite	
Primary Bedroom 19.1 X 15	Bedroom 9.7 X 16.10	Bedroom 9.11 X 16.9	Bedroom 10.9 X 14.9		Storage 14.10 X 7.10	Basement
Office 19.2 X 29.1	Office 9.3 X 14	Office 9.5 X 14.1		Make: Model: Serial #:	Foyer / Entry	Deck

HEAT

INSULATION

BUILDING

LOT

Type PELLET & OIL	Ceiling: R 40+	Sq. Ft. 16000	Lot Size 1.374 Acres
Annual Cost	Walls: R 20+	Age 2005	Garage
Litres Over 2023 Oil only \$33,135	Floor: R	Lot 52	Parking Front Paved Site
Last 12 Mo. 2022 Oil & Pellets \$29,252	Skirting: R	Block 553	Plan 3951
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Seller will consider renting. Located on the corner of Utsingi and Drybones Drive in Kam Lake this huge commercial property (1.374 acres) and buildings are ready for a new owner to make it their own. There is a 6 - 8 foot barbed wire security fence that completely surrounds the site with a front paved lot well set up for a new business opportunity. The quality main building boasts 16,000 sf and includes a convenient 2400 sf. residence of 4 bedrooms and 2 full baths on the second floor along with multi office spaces and storage. In-floor heat throughout, with the top floor and comfortably air conditioned, LED lighting throughout. The main floor at present is used for commercial sales, parts department and sales offices. Showroom 6400 sf, shop 3200 sf, storage 3200 sf, residence 2400 sf, office 800 sf. The primary heat source is from a Wood Master pellet boiler system that is a huge energy saving. In 2023 only heating oil was used. Savings with use of the pellet boiler would be approx. 30%. Drive-through shop has 14' doors, 16' ceiling and excellent overhead storage.

Price includes: 2400 sf +/- Sprung, tension fabric building on steel piles and 30 year skin (\$300,000 replacement cost), fridge, stove, dishwasher, microwave/hood-fan.

Zoning is KL and can accommodate commercial, light industrial and compatible uses with accessory residential use. Uses include automobile sales, commercial sales and service, equipment repair & rental and more. The 2018 Phase 1 did not identify any actual or potential contamination that would warrant a Phase 2 ESA.

The present business Polar Tech is not included in the sale.

Call Della for a personal tour 867-445-4010

FOUNDATION

Reinforced Concrete Perimeter
Pinned to Bedrock

PROPERTY TAXES

Amount/yr \$28786.50 2024

Tenure Fee Simple

Fees

Area Kam Lake

DESCRIPTION OF IMPROVEMENTS

The subject site is improved with a mixed use building, constructed in 2005, with a footprint of ±9,600 square feet and a second level of ±6,400 square feet. A component description of the structure is as follows:

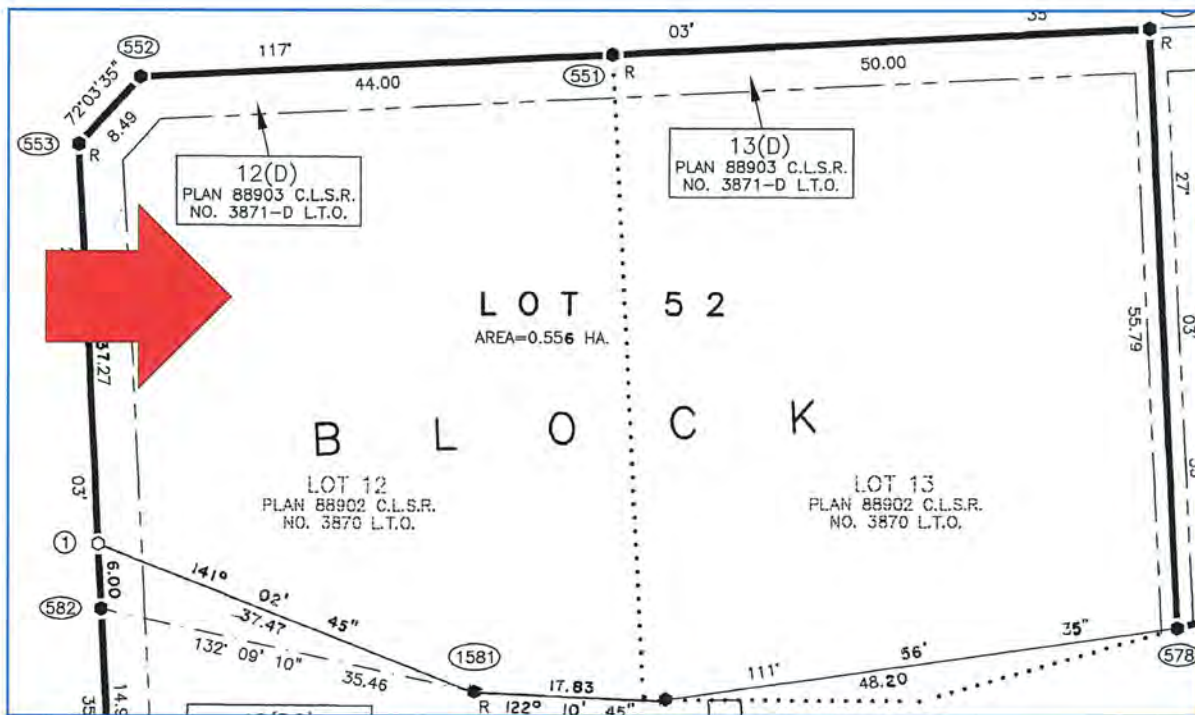
Mixed Use Building

- Foundation:** Reinforced concrete perimeter foundation, pinned to bedrock.
- Base Floor:** Main: Hardener/sealer; reinforced concrete slab; 3" type 4 rigid insulation; compacted engineered fill.
- Second: Floor finish; 3/4" fir plywood, glued and screwed; 18" joists; sound insulation; 5/8" type x gypsum board.
- Base Walls:** Exterior - 26 ga vertically profiled metal cladding; butyl tape at all vertical joints, foam closures; olefin spun sheet weather barrier; 1 1/2" type 4 rigid insulation with 1" x 3" strapping @ 2' o/c; 1/2" plywood sheathing; 2" x 6" stud wall @ 1'6" o/c; R22.5 spray foam insulation; either 5/8" gypsum board and/or 1/2" gypsum board or 1/2" gypsum board with metal liner.
- Interior - interior walls are 2" x 4" wood studs with either 1/2" or 5/8" drywall on either side. Mildew resistant drywall is used in washrooms/bathrooms.
- Shop Interior - metal liner; 5/8" type x gypsum board with fire tape; sound bar @ 1'4" o/c; 5/8" type x gypsum board with fire tape; 2" x 4" wood studs @ 1'4" o/c; 2 layers of 5/8" type x gypsum board.
- Base Roof:** 180g granular MBM cap sheet, torch applied; 180g MBM base sheet, torch applied; 4" polyiso insulation, mechanically fastened; 4" type 4 rigid insulation; 180g MBM V.B., torch applied; 5/8" T&G plywood; wood trusses @ 2'0"; heated void space; 5/8" gypsum board.
- Mechanical:** Primary heat source is a Wood Master pellet boiler system (2017) with a Wood Master day tank and a large hopper; backup heat can be provided via a Weil-McLain oil-fired boiler. Tekmar boiler controls. Main electrical service is 400 amp and there is a diesel backup generator. The entire building is heated via either in-slab or in-floor heat. HRV in residential suite. Lighting is LED. There is currently a 284 litre, hot water tank. It will be replaced with an 82 gallon hot water storage tank (on site already) once it fails.
- Millwork:** Metal pedestrian entry doors; one 14' one 16' and one 8', insulated metal overhead doors. Windows are vinyl, triple glaze.

LAND DESCRIPTION AND ANALYSIS

Dimensions, Shape and Area

The subject property comprises a large, corner parcel, located in the Kam Lake Industrial District. A survey plan showing the configuration of the parcel and the dimensions in metric measure is reproduced below. The site provides ± 308 feet of frontage to Utsingi Drive and ± 122 feet of frontage along Drybones Drive. There is also a corner splay of ± 28 feet. Total site area according to the survey plan of $\pm 59,847$ square feet.



213 Utsingi Dr, Yellowknife, NT

2nd Floor



PREPARED: 2024/07/25



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.



