

WELCOME TO
107 MERLIN ROAD
\$1,250,000

JIM WELLER

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SPECIAL FEATURES /FURNISHINGS: Lot Size 2.69 Acres Lot 6 Block 908 Plan 4727 Taxes \$5426

Industrial development lot, 2.69 acres in size, located in the Engle Business district. The IG zoning allows for a large number of industrial and similar uses. It has been cleared, blasted, leveled, and filled, ready to build on. A 95'6" X 61' 6" 6" thick concrete has already been poured in the center of the lot, near the road; it contains piping for in-slab radiant heat. The purchaser can either receive a full set of architectural plans for a 5935-sf. building, a \$80K value OR plan their own design.



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12.4. IG – Industrial General**12.4.1. Purpose**

To provide an area for medium to Heavy Industrial Uses including Bulk Fuel Storage, truck staging and Outdoor Storage.

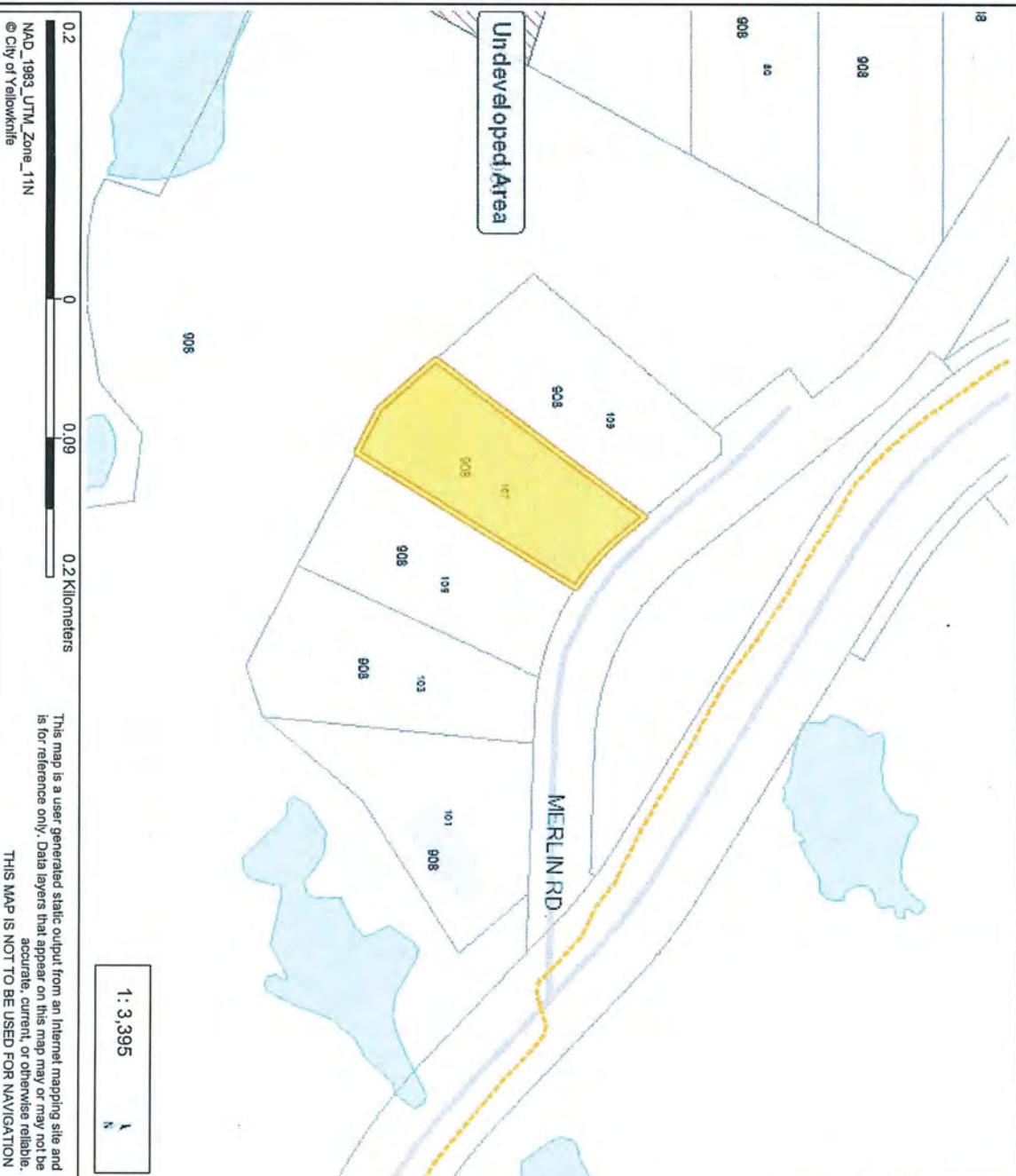
Table 12-7: IG Permitted and Discretionary Uses

Permitted Uses	Discretionary Uses
Accessory Building	Animal Services
Accessory Use	Similar Use
Automobile Repair	
Automobile Sales	
Automobile Service Station	
Automobile Wash Facility	
Automobile Wrecker	
Brewing/Distilling Establishment	
Bulk Fuel Storage	
Cannabis Production & Distribution	
Card Lock Facility	
Composting Facility	
Communication Tower	
Contractor Services	
Crematorium	
Equipment Rental & Repair	
Factory-Built Dwelling Sales and Storage	
Fleet Service	
Industrial, Heavy	
Industrial, Light	
Office (Accessory Use)	
Outdoor Storage	
Outdoor Storage Facility	
Public Utility Uses and Structures	
Recycling Facility	
Scientific Research and Development Facility/Laboratory	
Storage Facility	
Temporary Use	
Transportation Facility	
Urban Agriculture, Commercial	
Warehousing and Distribution	



CITY OF YELLOWKNIFE

107 Merlin Road



1: 3,395



Legend

- ☆ City/Facilities
- ▨ Undeveloped Area
- ▨ Buildings
- ▨ Trails
- ▨ Condo Units
- ▨ Parcels
- ▨ Streets
- ▨ Road
- ▨ Private Lane/way
- ▨ Parks
- ▨ Municipal Boundary
- ▨ Waterbodies
- ▨ One Way Markers

Notes

My Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

