

WELCOME TO

4609 50 AVENUE

\$1,270,000

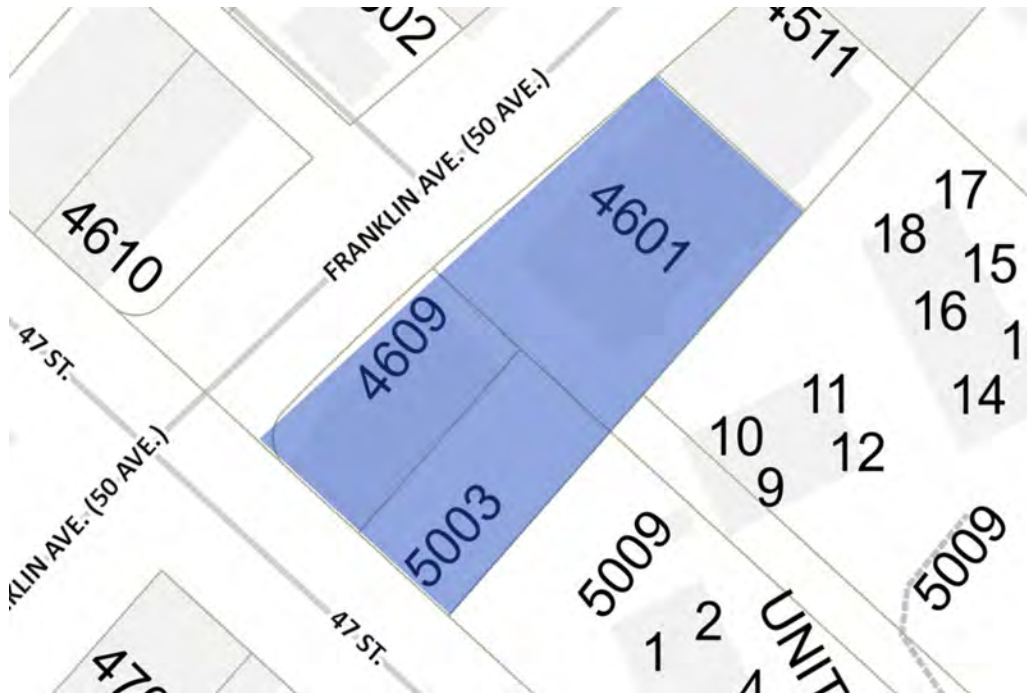
+ 2 MORE LOTS

6311

DELLA FRASER

WORK 867.669.2111

CELL 867.445.4010



HEAT		INSULATION		BUILDING		LOT	
Type		Ceiling: R		Sq.ft		Lot Sz	21148
Annual Cost		Walls: R		Age		Garage	
Litres Over		Floor: R				Parking	
Last 12		Skirting: R		Lot Multi.	Block 85	Taxes	\$24,314.45
Months				Plan Multi.	Unit	Year	2025

SPECIAL FEATURES /FURNISHINGS:

An amazing opportunity to acquire a Commercial Redevelopment Property on Franklin Avenue in the central business core. There is currently a leased restaurant until Feb. 2027 on site.

The site runs from 47 Street to the end of 46 Street.

The lot itself is 21,148 sf, so plenty of room for parking or further development.

The DT Zoning allows for a wide number of uses, including residential, commercial, and mixed-use developments, while also encouraging housing affordability and downtown revitalization. The city offers grants and tax abatements as incentives to support these developments.

Call Della Fraser or Jim Weller today to talk about this exciting commercial opportunity.

4601 Franklin Ave, Yellowknife, NT

Main Floor Exterior Area 5227.00 sq ft
Interior Area 5065.94 sq ft



PREPARED: 2025/08/12



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.



