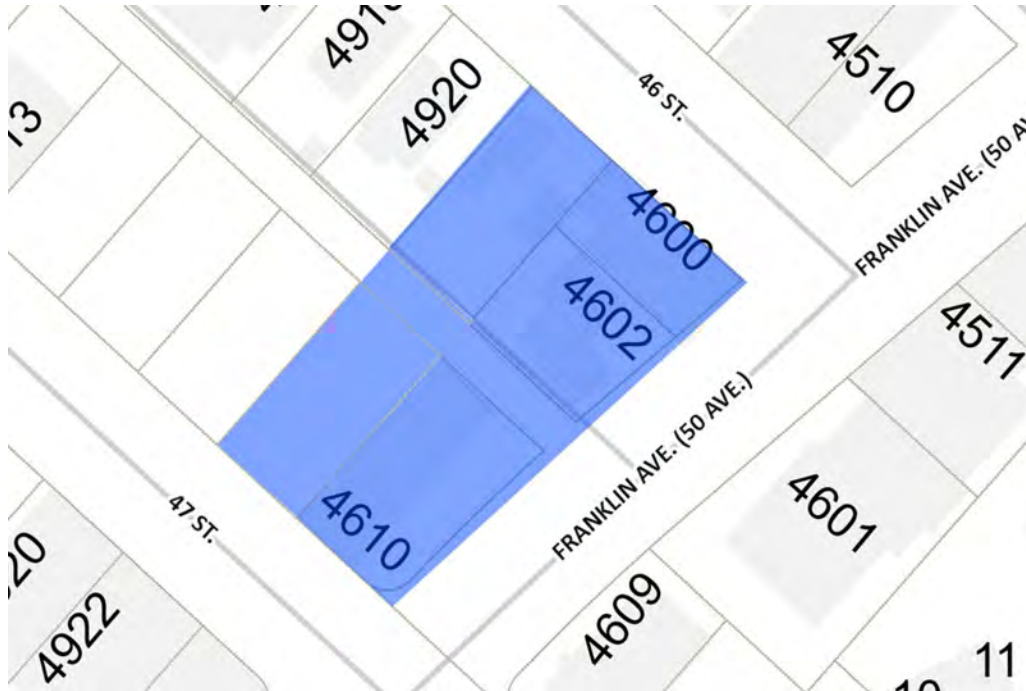


WELCOME TO

4610 50 AVENUE

\$3,450,000
+ 3 MORE LOTS

6310 
DELLA FRASER
867.445.4010
JIM WELLER
867.765.8967



HEAT		INSULATION		BUILDING		LOT	
Type		Ceiling: R		Sq.ft	15,400	Lot Sz	23530
Annual Cost		Walls: R			+ Basement	Garage	
Litres Over		Floor: R		Age		Parking	
Last 12		Skirting: R		Lot Multi.	Block 67	Taxes	\$31,137.98
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 2 storey building with a full finished basement for a total of 23,100 SF of commercial space.

The lot itself is 23,530 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.

