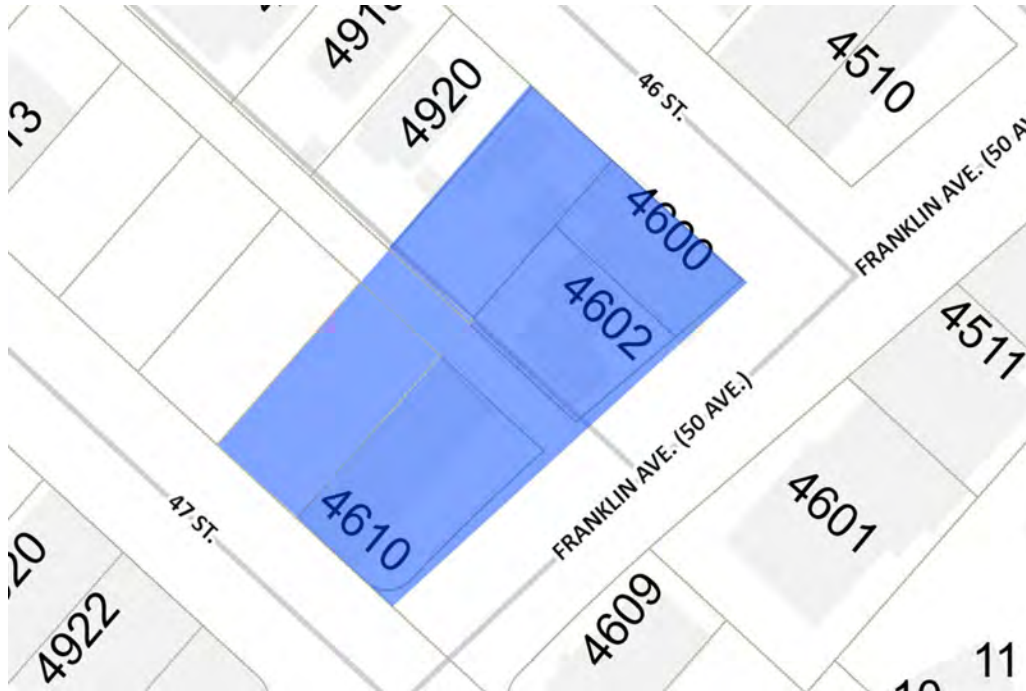


# WELCOME TO

## 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         | 1982       | 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.

