

WELCOME TO
5116-5122 50 STREET
\$998,000

6541

DELLA FRASER

CELL 867.445.401C



SPECIAL FEATURES /FURNISHINGS: Lot Size 19,994 Lot 8,9,10,11 Block 38 Plan 65 Taxes \$17,258.12

Four lot grouping in the heart of the Yellowknife downtown core. 19,994 sf., flat, one small structure to take down for development. Zone DT-Downtown which covers permitted uses of a Motel, Automobile Service Station, Convenience Store, Multi-unit Housing, Hotel and so much more.

Call Della Fraser for information.

11. Commercial Mixed Use Zones and Zone Regulations

11.1. DT – Downtown

11.1.1. Purpose

To define the downtown area and recognize this as a unique area within the City as the Principal office, commercial and entertainment district, while providing for supportive medium and higher Density residential Uses.

Table 11-1: DT Permitted and Discretionary Uses

Permitted	Discretionary
Accessory Building	Dwelling: <ul style="list-style-type: none"> • Single Detached • Duplex
Accessory Use	Motel
Animal Services	Parking Structure
Artisan Studio	Planned Development
Automobile Service Station	Similar Use
Brewing/Distilling Establishment & Brewpub	
Commercial Entertainment	
Commercial Recreation	
Commercial Retail Sales and Service	
Community Resource Centre	
Convenience Store	
Convention Centre	
Day Care Facility	
Dwelling: <ul style="list-style-type: none"> • Detached Secondary • In-Home Secondary • Townhouse • Multi-Unit • Special Care Residence 	
Food and Beverage Services	
Food Production Facility	
Government Office	
Home Based Business	
Hotel	
Institutional <ul style="list-style-type: none"> • Religious & Education Institutions • Recreation Facility • Special Care Facility 	