



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



DELLA FRASER

WORK 867.669.2111
CELL 867.445.4010



SPECIAL FEATURES /FURNISHINGS: Lot Size 19,994 Lot 8,9,10,11 Block 38 Plan 65 Taxes \$13995.52

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.



Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademark MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Above information is from sources believed reliable but should not be relied upon without verification. NORTHERN BESTSELLERS assumes no responsibility for its accuracy.

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: • 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: • 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 • Religious & Education Institutions • Recreation Facility • Special Care Facility	