

WELCOME TO

5013 & 5015 48 STREET

\$1,500,000



ROD STIRLING

WORK 867.669.2115 CELL 867.446.1046



HEAT	INSULATION	BUILDING	LOT
Type HW BASEBOARD Annual Cost \$11,415.08	Ceiling: R 40 Walls: R 20	Sq.ft 3902	Lot Sz 9994 Garage
Litres Over Last 12 Months	Floor: R Skirting: R	Age 1987 Lot Block Plan Unit	Parking Taxes \$21,280.51
CDECIAL FEATURES /FURNICUINGS		17 & 18 28 65	Year 2025

SPECIAL FEATURES /FURNISHINGS:

Great investment or owner to occupy a quality built steel span bldg. with adjacent lot in the heart of YK. Use all as one with 8 offices, two bathrooms, 2 kitchen areas, huge quality boardroom that accommodates 12 people with ease. Currently the 3900 sq. ft. bldg has been re-purposed to allow for a tenant that leases roughly half of the bldg. occupying 4 offices and the exclusive use of the boardroom. The space can be easily repurposed to allow for the entire use of the bldg. for a commercial/office lease or leave as is for a lease to two tenants. The bldg. lot allows for 4 energized parking spots at the rear of the bldg. and the adjacent lot has 12 energized leased parking providing an additional source of revenue.

This quality steel span bldg. has front & rear entries, storage areas throughout the bldg., triple phase 200 amp electrical service, the bldg. is sprinklered and the building is engineered to handle the load of another 3 level addition with a rough-in for an elevator shaft.

The DT zoning allows for commercial/office use, retail, a commercial mix with a residential component, so many possibilities for the use of this building.

This bldg. has been very well maintained over the years and the owners have just replaced the boiler only days ago. *The oil tank is inside free from vehicle impact and the elements. It may have to be replaced for insurance purposes. There is a quote for the replacement of the roof top A/C until that is currently not working.

MLS

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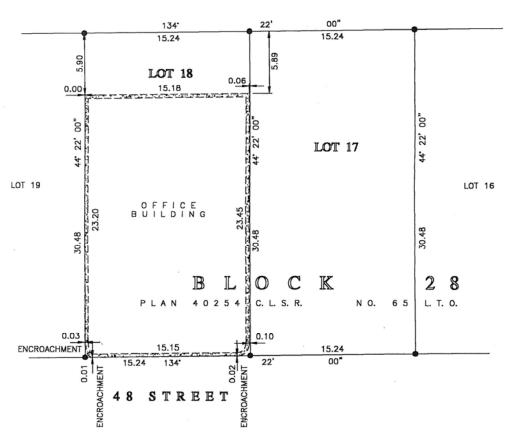
SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441 YELLOWKNIFE, N.W.T. XIA 2P8 PH: (867) 873-2047

I certify that this plan shows the location of the Office Building erected on Lot 18 Block 28, in the City of Yellowknife, N.W.T. (Plan 40254 C.L.S.R., No. 65 L.T.O.), and that the measurements are correct as shown. I further certify that there are no encroachments on the said lot, neither from without nor from within except as shown.



6.10 M LANE



NOTE:

SCALE 1 : 250

THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY DIMENSIONS HAVE BEEN COPIED FROM PLAN 65 L.T.O.

Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to aluminum siding only at the date of survey. There are no measurements pertaining to footing, roofing, etc. This plan is for the protection of the Mortgagee only and is not to be used for the location of the property lines. We accept no responsibility for the unauthorized use.

Dated this 10 day of Oct., 2001

(file:

01-03-62)

Bruce Hewlko, C.L.S.











5013 48 St, Yellowknife, NT

Main Floor Exterior Area 3902.07 sq.ft Interior Area 3649.56 sq.ft

0FFICE 11'8" x 23' 268 sq ft OFFICE 12'9" x 19" 240 sq ft HALL LOBBY 14'3" x 15'2" 186 sq ft MEETING ROOM 137" x 19' 252 sq.ft UTILITY 14'10" x 9'1" 134 sq ft STAFF AREA 9'7" x 5'8" 54 sq ft WASHROOM 97" x 57" 52 sq ft OFFICE 9'4" x 10'3" 96 sq ft HALL OFFICE 94" x 6'7" 61 sq ft STORAGE 71" x 9" 64 sq ft OFFICE 10'1"x 11'5" 115 sq.ft OFFICE 10'x 11' 109 sq.ft HALL HALL HALL OFFICE 16'10" x 8'9" 135 sq ft STORAGE 7'1"x 6'1" 41 sq ft STORAGE 67" x 4'8" 30 sq ft OFFICE 7/11" x 8'2" 64 sq ft STAFF AREA 76" x 6'1" 45 sq ft STAFF AREA 7'3" x 6'9" VVASHROOM 5'6"× 6' MEETING ROOM 12'4" x 28'4" 341 sq ft RECEPTION 13'9" x 117" 132 sq ft



PREPARED: 2025/08/22

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