

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

SPECIAL FEATURES /FURNISHINGS:

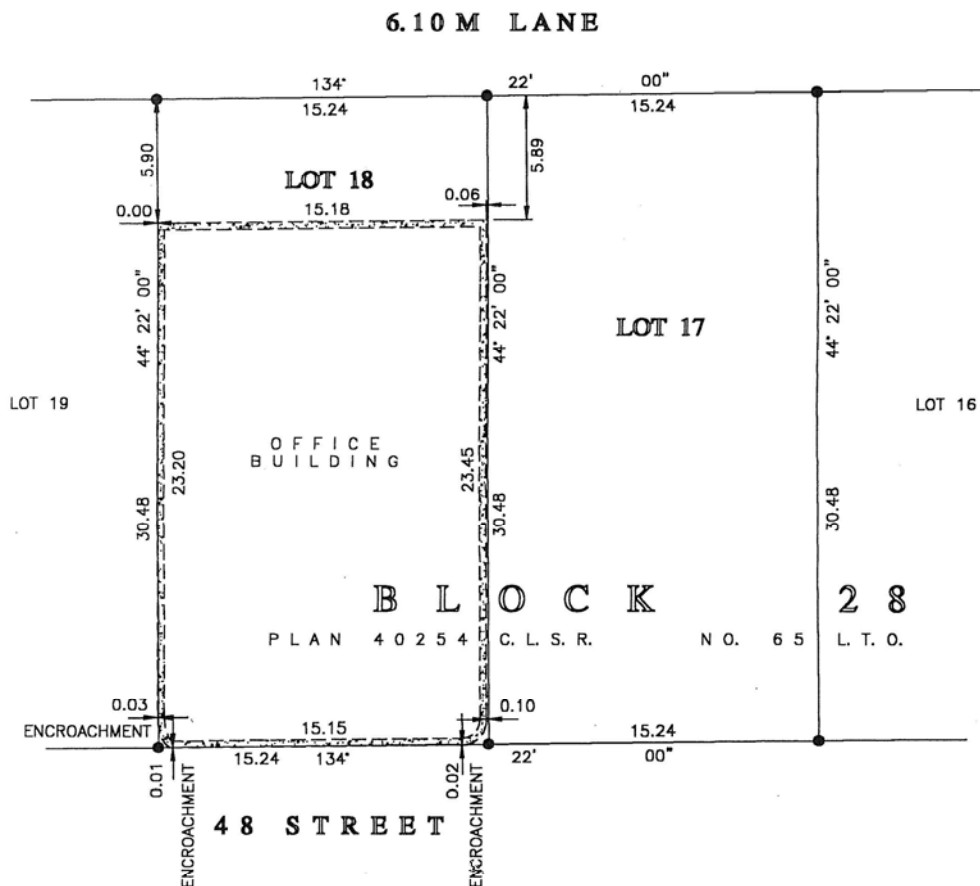
Great investment or owner to occupy a quality built steel span bldg. with adjacent lot in the heart of YK. Use all as one with 8 offices, two bathrooms, 2 kitchen areas, huge quality boardroom that accommodates 12 people with ease. Currently the 3900 sq. ft. bldg has been re-purposed to allow for a tenant 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.

P.O. BOX 2441 YELLOWKNIFE, N.W.T. X1A 2P8 PH: (867) 873-2047



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.

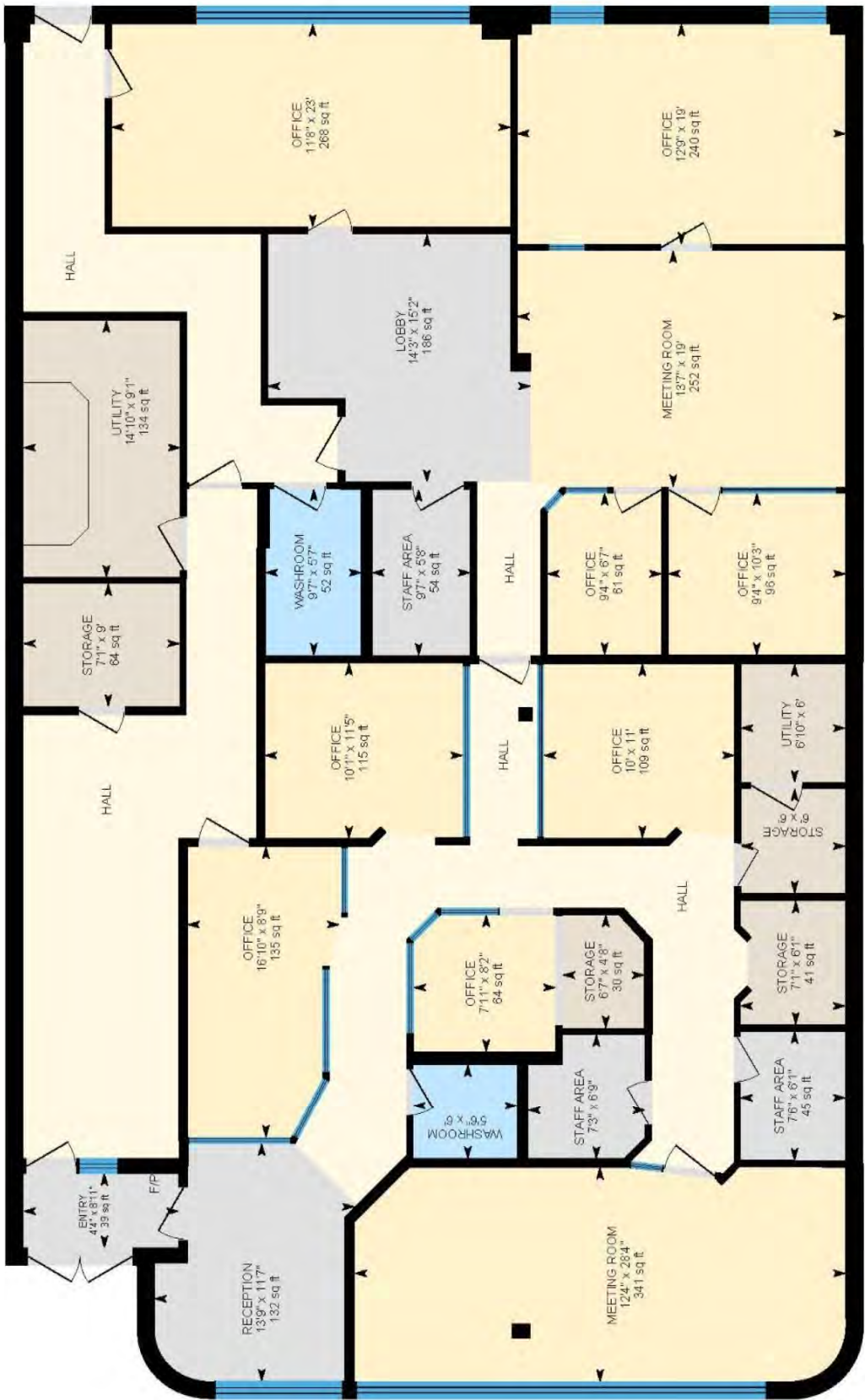
Bruce Hewlko, C.L.S.

(file: 01-03-62)



5013 48 St, Yellowknife, NT

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



PREPARED: 2025/08/22



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

