

# WELCOME TO

## 5122 48 STREET

### \$565,000

6432

**NATHAN ROUND**

WORK 867.669.2103

CELL 867.446.2458



### ROOM SIZES

Reception 14.4 X 10	Office 14.2 X 10	Office 10.8 X 9.11	Office 10.6 X 16.2	Meeting Room 14.4 X 9.8	BATHS	1-2pc
Staff Area 10.8 X 14.7	Office 12.7 X 22.10	Office 11.9 X 14.8	Staff Area 11.11 X 8.5		Storage	Basement Full Finished
Utility Room 14.3 X 15.1				Make: Model: Serial #:	Foyer / Entry	Deck

### HEAT

### INSULATION

### BUILDING

### LOT

Type OIL	Ceiling: R	Sq. Ft. 2042	Lot Size 5000
Annual Cost \$5,189.00	Walls: R	Age 1961	Garage
Litres Over Last 12 Mo. 3294 L	Floor: R	Lot 11	Parking 4 Spaces
	Skirting: R	Block 36	
		Plan 68	Unit

### SPECIAL FEATURES /FURNISHINGS:

Well located downtown home converted to a beautiful office space on 48 Street! This property is in the heart of the city and has so much to offer. 5122 48 Street features 5 office spaces, a lounge area, office kitchen, storage space, waiting area, washroom and reception area. Situated on 5000 square feet with alley access providing plenty of parking and storage in the 2 sheds this property would be a fantastic office location for a range of business types. The property boasts a Arctic alarm security system, Generator + Generlink hookup, Laundry rough-ins, accessibility ramp, fresh paint. Easily convert this property into an up/down duplex or use it as is for a growing business! Appraisal on file. Call for showings.

### FOUNDATION

Concrete

### PROPERTY TAXES

Amount/yr \$7,395.77 2025

Tenure Fee Simple

Fees

Area DOWNTOWN

# 5122 48 St, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 1062.02 sq ft



Main Floor  
Exterior Area 1062.02 sq ft



Basement (Below Grade)  
Exterior Area 980.50 sq ft



PREPARED: 2025/09/07

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.





