

WELCOME TO
9 NAHANNI DRIVE
\$1,150,000

JIM WELLER

WORK 867.669.2112
CELL 867.765.8967



HEAT		INSULATION		BUILDING				LOT	
Type	HW OIL	Ceiling: R 40		Sq.ft	6053			Lot Sz	22174
Annual Cost		Walls: R 28		Age	1991			Garage	
Litres Over		Floor: R		Lot	Block	Plan	Unit	Parking	Multiple
Last 12		Skirting: R		13	540	3607		Taxes	\$10,512.48
Months								Year	2025

SPECIAL FEATURES /FURNISHINGS:

Receivership sale
Land and building only

High quality well maintained two storey multiuse industrial property located on a corner lot in the Kam Lake Industrial Park.

The lot is 22,174 sf in size, located at the intersection of Nahanni Drive and Cameron Road and has a large, paved parking lot, approx. 100' X 85' in size.

The building is 40' X 80', 16' in height with one 14' high overhead door. It has a 6" reinforced concrete slab, oil fired hydronic heating with in-floor heat in the slab and perimeter radiation throughout the second floor, a mechanical ventilation system, a 200-amp electrical service, upgraded insulation and energy efficient triple glazed windows.

The 3200-sf ground floor contains a 650-sf shop with high ceilings and a 2550-sf office area containing a reception area, 7 offices, two 2-piece washrooms and a staff kitchen.

The second floor is 2853-sf in size and contains flex-space with 7 rooms that can function as either offices or staff living quarters, two 4-piece bathrooms, laundry area, kitchen and staff lounge. The upper area has basic air conditioning.

This sale is for the land and building only and does not include any of the equipment, office and bedroom furnishings, trailers, sea cans or vehicles currently on site. They will be sold by the vendor separately, with the exception of the cold storage structure approx. 22' X 20' with two sea cans as sidewalls which shall remain on the property.

9 Nahanni Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 6000.61 sq ft



PREPARED: 2025/10/15



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.

