COLDWELL BANKER NORTHERN BESTSELLERS

# WELCOME TO
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# $1,275,000

MLS MULTIPLE LISTING SERVICE

6554

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**SPECIAL FEATURES /FURNISHINGS:** Lot Size 20,192 sf. Lot 26 Block 530 Plan 1255 Taxes $8,108.30

**MULTIPURPOSE COMMERCIAL PROPERTY**

Approved Use Storage Facility, Accessory Residential Dwelling and Workers Accommodation.
Zoned: KL
Legal Description: Lot 26, Block 530, Plan 1255
Land: 20,192 Sq. Ft. (94 ft. x 216 ft.)
Taxes: $8,108.30 2026
Utility Costs: Heat - $12,092.70, Power – $6,532.60, Water & Sewer – $3,266.40 (Oct. 2025 - July 2026).

**A & B - OFFICE/CARETAKER BUILDING**
Upper-level spacious self contained 1 bedroom caretakers residence 1008 sq. ft. 1008 sq. ft. main floor mechanical room, and office, easily convertible into a in-house secondary suite/office. Built in 1985 with renovations in 2014/2023-2026. The building is wood construction on a concrete perimeter foundation with newer concrete slab flooring in basement. New asphalt Shingles on roof. New Exterior siding is Metal. Two washrooms – upper and lower floors.

**C - WORKERS ACCOMMODATION**
2395 sq. ft. on upper floor. - 11 bedrooms, 2 full washrooms + 1 1/2 washroom, huge kitchen area, fully furnished. 1943 sq. ft. in main floor (unheated) storage. Built in 1979 with renovations in 2014/2023-2026. Wood frame construction. Steel Pile Foundation. New asphalt Shingles on roof. Exterior siding is metal with wood skirting. New Propane-fired NTI boiler.

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Recent upgrades featuring ( but not limited to )

- New shingles, soffits, fascia and venting on both buildings.
- New triple pane PVC windows and metal cladding on both buildings.
- Upgraded floor insulation at the camp.
- New exterior doors on a worker accommodation bldg.
- New decks/landings at both buildings.
- New propane boiler at caretakers residence/office and new oil boiler at the workers accommodation. 3 tanks with heaters on the office/caretakers accessory building, oil boiler with two oil tanks on the workers accommodation building.
- New water and sewer tanks at the residential accessory building.
- Upgraded to current code electrical system at the camp including a fire alarm panel. LED light fixtures.
- Camp interior: new wall mounted radiators as a part of new heating system, all distribution piping is PEX, drywall was replaced where required, new flooring, trims/baseboards, new solid core commercial grade interior doors, new furniture in every room, new kitchen c/w two new microwave/range hoods.
- Duplex has a combined in-floor and wall panels heating distribution system.
- All work has been inspected and permitted.

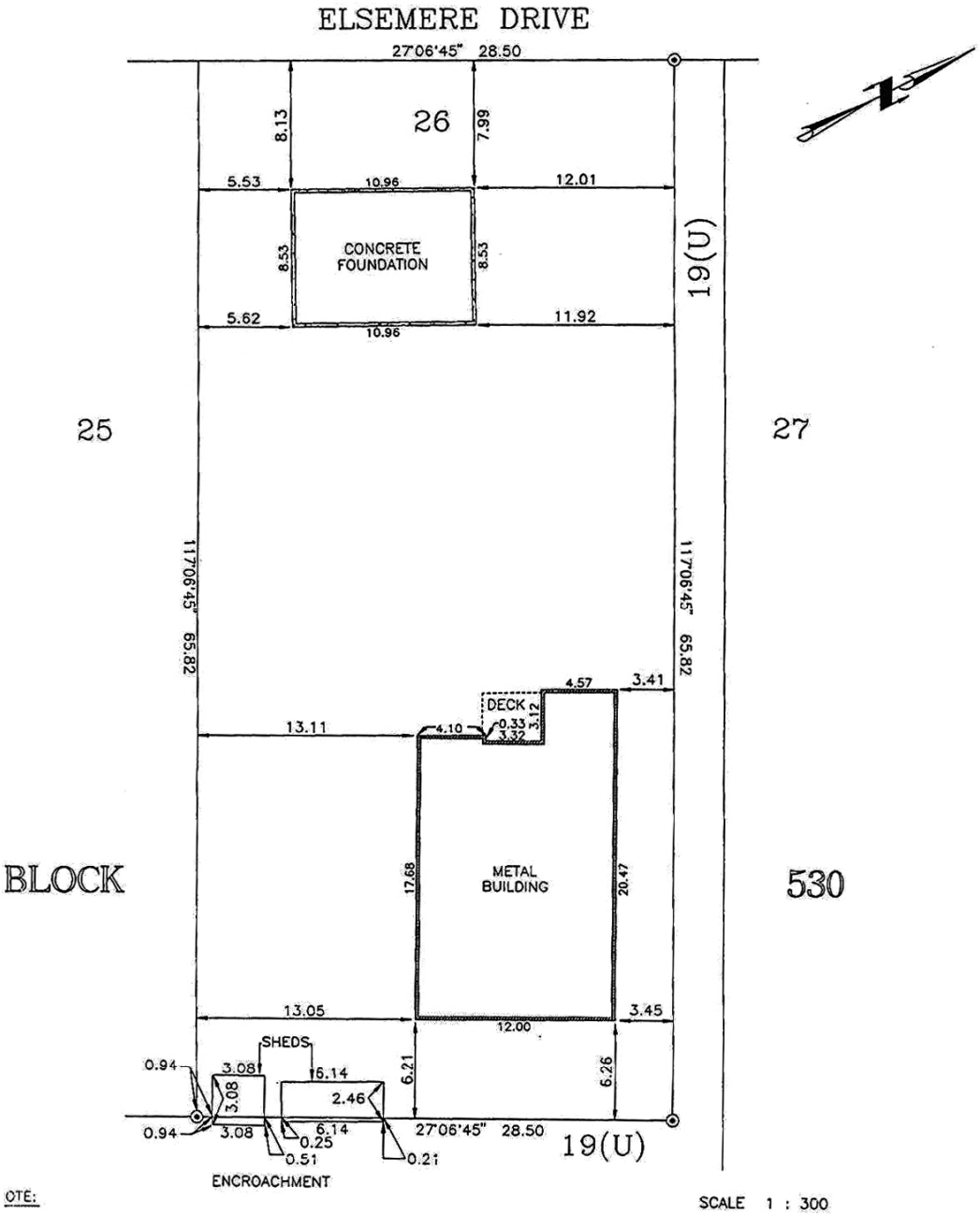
LOT FEATURES - Flat, good parking or room for storage, shop area & multi-vehicle parking.

All major appliances included & various storage units.

# SUB-ARCTIC SURVEYS LTD.

P.O. BOX 2441 YELLOWKNIFE, N.W.T. X1A 2P8 PH: (403) 873-2047

I certify that this plan shows the location of the BUILDINGS erected on Lot 26 ,Block 530 , in the City of Yellowknife, N.W.T. (Plan 65127 C.L.S.R. , No. 1255 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 ACCEPT AS SHOWN.




OTE:

SCALE 1 : 300

HIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY DIMENSIONS HAVE BEEN COPIED FROM PLAN 1255 L.T.O. Unless otherwise specified, the dimensions shown relate to distance found from property boundaries to the 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 6th day of Nov. , 1997

(file: 97-03-51 )

Bruce Hewlko, C.L.S.

# B-6 Ellesmere Dr, Yellowknife, NT

**Main Floor**




0 3 6 ft

PREPARED: 2022/03/04

N

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.

iGUIDE

# C-6 Ellesmere Dr, Yellowknife, NT

**Main Floor**




0 5 10 ft

PREPARED: 2022/03/04

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.

iGUIDE









