



HEAT		INSULATION		BUILDING				LOT	
Type	NO HEATING SYSTEM	Ceiling:	R 40	Sq.ft	4800 Sf.	Lot Sz	5000		
Annual Cost		Walls:	R 20		+ 2400 Sf. Basement	Garage			
Litres Over		Floor:	R	Age	1973	Parking			
Last 12		Skirting:	R	Lot	Block	Plan	Unit	Taxes	
Months				11	32	65		\$9989.40	
								Year	
								2026	

SPECIAL FEATURES /FURNISHINGS:

Builder's Opportunity in the Downtown Core!

Unlock the potential of this substantial commercial property ideally suited for redevelopment. Featuring **4,800 sq ft on the main level plus a full 2,400 sq ft basement**, this building offers the perfect footprint for a mixed-use project—**commercial space on the main floor with future residential units above.**

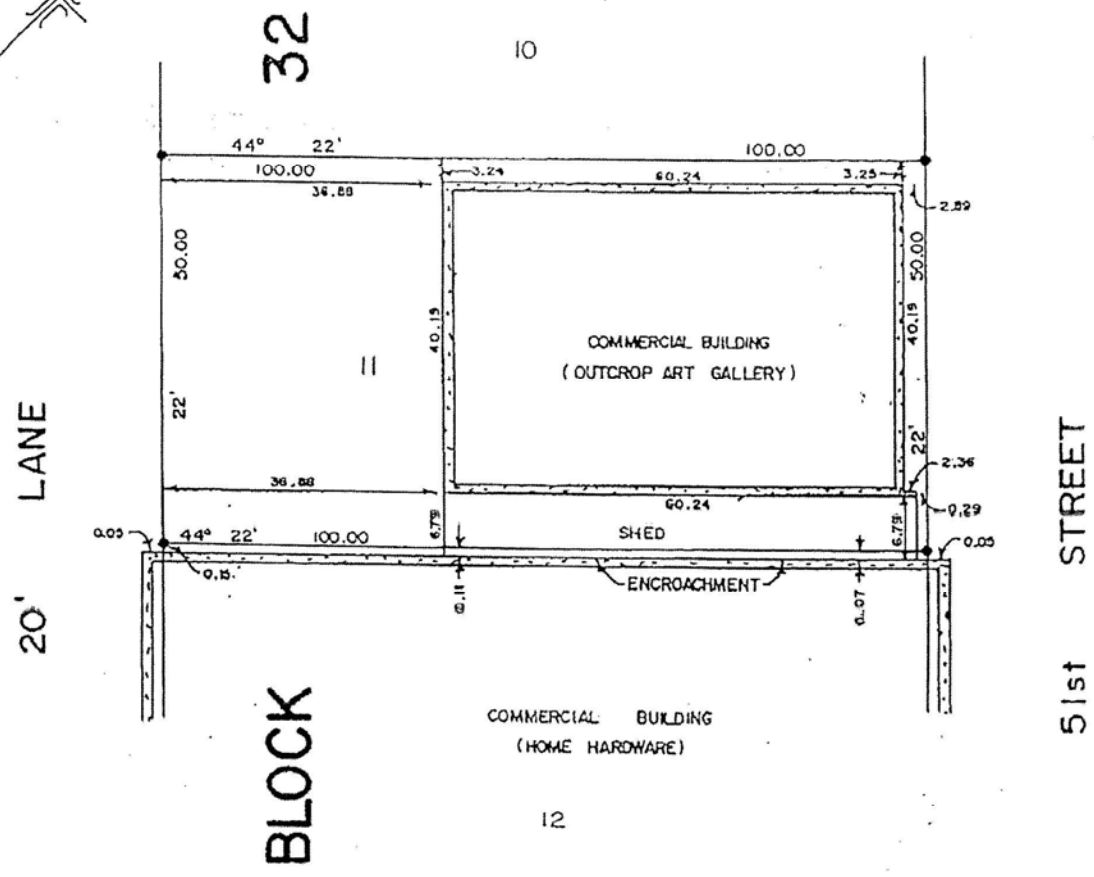
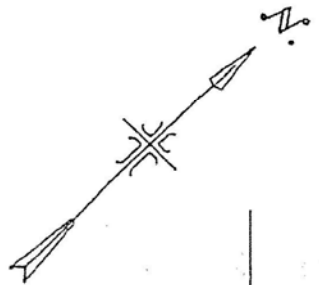
Built in 1973 with a solid concrete foundation, the structure provides a strong starting point for your vision. Located in the heart of the downtown core with convenient rear parking, this is a rare chance to reimagine a large-scale property in a prime location.

Previously used for cold storage, the building currently has no heating system and is ready for a full transformation. **Being sold AS IS**, presenting a unique value-add opportunity for the right buyer.

Call Della Fraser for access and more information: 867-445-4010

I certify that this plan shows the location of the Dwelling House erected on Lot 11, Block 32, 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.

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NOTE:

SCALE 1" = 20'