

WELCOME TO
100 ETTHEN DRIVE
\$1,850,000

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622

C



ROOM SIZES

Living Room 19.3 X 14.11	Dining Room 9.6 X 14.11	Kitchen 14.6 X 14.11	Family Room 17.7 X 15		BATHS	1-4pc, 1-3pc Ensuite
Primary Bedroom 12.6 X 15	Bedroom 12.7 X 11.1	Bedroom 12.4 X 9.1	Bedroom 13.1 X 14.11		Storage	Basement
Commercial Property 5640 SQ. FT.				Make: SRI Homes Inc. Model: Sr-614A Serial #: Reg1676048099	Foyer / Entry 10.6 X 15	Deck Front & Side Decks

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R	Sq. Ft. 5640 (commercial) 2144 (residential)	Lot Size 37461
Annual Cost \$5,800.00 Approx.	Walls: R	Age 2006	Garage
Litres Over Last 12 Mo. Estimate for residential property	Floor: R	Lot 72	Parking Multiple Gravel
	Skirting: R	Block 553	
		Plan 4108	
		Unit	

SPECIAL FEATURES /FURNISHINGS:

Rare Opportunity: Prime Commercial & Residential Property in Kam Lake!

Don't miss this exceptional opportunity to own a highly visible and desirable corner lot with convenient highway access in Kam Lake! This 37,461 sq. ft. property offers immense potential, featuring a spacious industrial shop and a well-maintained 4 bedroom, 2 bathroom home — all on the same lot.

Commercial Building:

Designed for functionality, the approximately 5,700 sq. ft. industrial shop is divided into a 30' x 40' bay and a 30' x 60' bay, with additional office and retail space. Key features include:

- Three overhead doors (two of them being 16' and 14' height) to accommodate large vehicles
- Main-floor reception area and office space
- Upper-level mezzanine with additional office space, a washroom, and a large boardroom/staff area
- 1,200 sq. ft. retail addition (built in 2019) with separate entrances, providing endless possibilities
- Secure concrete foundation, PVC windows, and in-floor heating throughout
- Three-phase power and a 1,200-gallon water storage tank

Residential Property:

With approximately 2,100 sq. ft., the residence can serve as your future home, an on-site staff house, or even additional office space. The 4-bedroom, 2-bath home features:

- Two decks—one at the front and a larger one on the side
- Spacious entryway with ample closet and storage space—perfect for northern winters
- Bright and inviting living room
- Large kitchen with built-in cabinets and island
- Well-lit dining area with multiple PVC windows
- Additional family room conveniently positioned near two recently added bedrooms (2023)
- Primary suite with a walk-in closet and ensuite bathroom
- Home Upgrades: Roof (2023), Hot Water Tank (2023), Fuel Tank (2020), Washer and Dryer (2025)

With industrial land in high demand and low vacancy rates, this is a rare gem that won't stay on the market for long! Call or text Shane at (867) 446-1622 to book your showing today!

Price Includes: Fridge, Stove, Dishwasher, Microwave, Window Coverings, and Storage Shed.

FOUNDATION

Concrete(commercial)
Wood Blocking(residential)

PROPERTY TAXES

Amount/yr \$17,175.53 2025

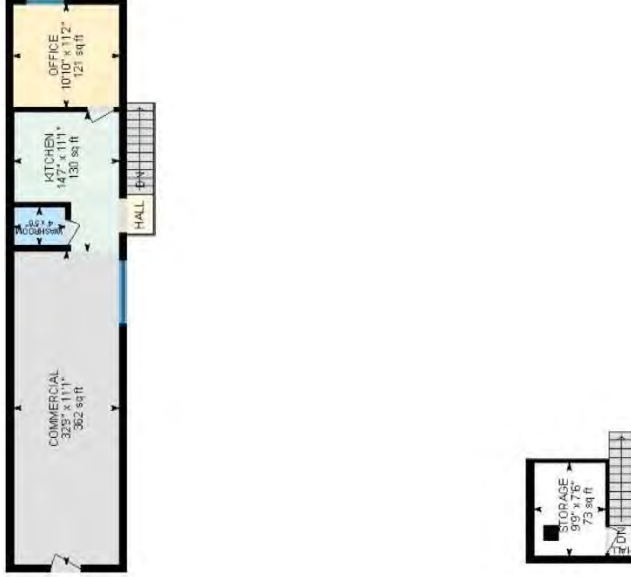
Tenure Fee Simple

Fees

Area KAM LAKE

100 Etthen Dr, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 7953.57 sq ft



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.

PREPARED: 2025/02/03



