

WELCOME TO
300 & 302 WOOLGAR AVENUE
\$849,000



SPECIAL FEATURES /FURNISHINGS: Lot Size 19565 Lot 1 & 2 Block 511 Plan 1157 Taxes \$7965

Amazing development opportunity: a commercial corner double lot, 19,565 sf in size, located just one block off Old Airport Road, Yellowknife's primary shopping district.

Zoning is CS (Commercial Service) and allows for a wide variety of uses including service stations and restaurants with a drive-through.

The lots are flat and at grade with the roadway, ready to build on. Based on the sandy surface and the condition of the concrete slab of the previous (recently demolished) older building, soil mechanics appear to be good. The lot also benefits from a rear delivery lane.

The vendor recently obtained a development permit for a restaurant with a drive-through and can provide qualified purchasers with a recent Real Property Report including a topology study, a Phase I environmental site assessment, traffic study and other supporting documents upon entering into a confidentiality agreement, to assist in expediting any new permit.



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Surveyor's Real Property Report

SUB-ARCTIC GEOMATICS
A DIVISION OF CHALLENGER GEOMATICS LTD.
226 UTSINGI DRIVE
YELLOWKNIFE, N.T.
X1A 0E7

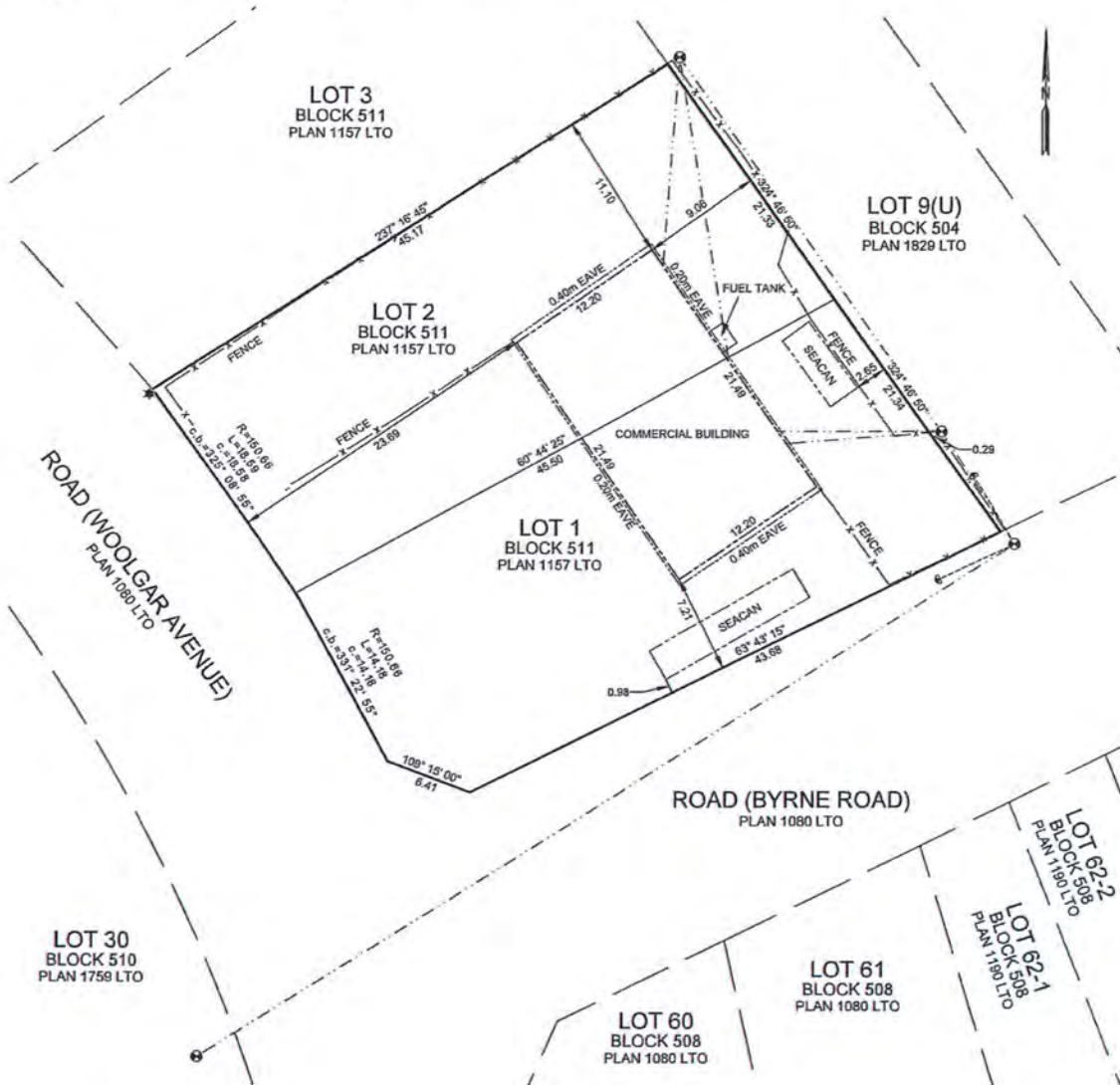


PHONE: (867) 873-2047
EMAIL: sas@sub-arctic.ca

I certify that this Surveyor's Real Property Report shows the location of the COMMERCIAL BUILDING erected on the property legally described as Lots 1 AND 2, Block 511, Plan 1157 L.T.O., and municipally described as 302 WOOLGAR AVENUE in the CITY OF YELLOWKNIFE N.T., and that measurements are accurate as shown. I further certify that no structure on the parcel extends beyond the boundaries and that no structure extends into the parcel from adjacent parcels, except as shown.

CERTIFICATE OF TITLE SEARCH SUMMARY
CERTIFICATE NO. 76633 AND 76634
OWNER: NPR GP INC.
DATE OF SEARCH: MAY 30, 2024

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF SUB-ARCTIC GEOMATICS



SCALE = 1:300
NOTE:

This Surveyor's Real Property Report was prepared for ARNDT FAMILY INVESTMENT TRUST HOLDING COMPANY and is not valid unless it is a sealed original copy issued by the surveyor. This is not a boundary survey. Unless otherwise specified, the dimensions shown relate to the distance found from property boundaries to the METAL SIDING only at the date of survey. This Surveyor's Real Property Report is not to be used for the location of property lines and we accept no responsibility for the unauthorized use.

Dated this 31 day of MAY, 2024
(file no.: 81065-RPR-L182 B511-MY31-REV1)

CERTIFIED CORRECT

Reid Egger, C.M.A.
COMM. NO. 1769

