

WELCOME TO

5602 50 AVENUE

\$4,250,000

JIM WELLER

Work 867.669.2112

Cell 867.765.8967



SPECIAL FEATURES /FURNISHINGS: Lot Size 13467 Lot 41 Block 62 Plan 4243 Taxes \$33426.37

Unique property: a fully furnished 28 room, 56 bed institutional facility with 15 bathrooms as well as office space, a commercial kitchen, guest dining area, laundry room, double garage, staff room, and guest common room/ children's play area.

Currently used as a medical travel boarding home that could be also utilized as a hostel, budget hotel, transitional housing, a special care residence or staff housing.

Located on a corner lot in the Matonabee area on the fringe of the city's downtown district.

Building features: three-storey with concrete foundation, hardboard torch-on roofing. Heating by twin oil fired Weil McLain boilers with Weil McLain hot water storage tank off boilers Other mechanical components include a Thyssen Krupp elevator, 1,200-amp Square D electrical panel, a Trane Airstack A/C condensing unit, a Fantech air-handling unit, Notifier fire alarm control panel and sprinkler system.

Proposed possession date is 30-60 days after the current owner moves into its new facility which is currently under construction. Tentative target date is August-Sept. 2027. The owner would consider an earlier sale with a leaseback.



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Building Specs

The subject property is a three-storey wood frame structure on a poured concrete foundation on steel piles. The exterior finish consists of hardboard siding with masonry veneer. The building has torch-on roofing.

The main floor consists of an entrance foyer, office spaces, a commercial kitchen, guest dining area, mechanical room, laundry room and three washrooms and a garage with two overhead doors that serves as a storage and loading area.

The second floor provides fourteen bedrooms - two of which have two-piece baths, three full baths- two with bathtub and one with shower and a staff room.

The third floor provides fourteen bedrooms - two of which have two-piece baths, three full baths -two with bathtub and one with shower and a common room.

Most of the flooring is linoleum with laminate in some main floor areas and concrete slab in kitchen laundry, mechanical and garage. The ceiling is suspended ceiling tiles in most common areas with painted drywall in bedrooms, laundry, mechanical and garage. The building is fully sprinkled.

Heating is provided by twin oil fired Weil McLain boilers with Weil McLain hot water storage tank off boilers. Heating is provided by baseboard units in most areas with ceiling mounted fan in the garage. Other mechanical components include a Thyssen Krupp elevator, 1,200-amp Square D electrical panel, a Trane Airstack A/C condensing unit, a Fantech air-handling unit and a Notifier fire alarm control panel.

2025 Utility Costs

Electricity: \$56,722.55

Heat/Fuel: \$56,324.65

Water/Sewer/Garbage: \$29,132.73

Snow Removal/ ground maintenance: \$12,540

Rooms

6 double beds
52 single beds
56 headboards with nightstands
28 wall cabinets
28 dressers
24 Armchairs
29 tvs
All wall fixtures

Offices

Phone system – 38 phones
7 Desks
4 office cabinets
4 Armchairs
6 office chairs
3 couches
2 end tables
1 coffee table

Kitchen

All racks
Walk in cooler/freezer
Deep fryer
Convection oven
6 burner range
2 ovens, flat grill
Dishwasher
Ice machine
Stand up fridge
6 dining tables
24 dining chairs
All pots, pans, dishes, utensils, cutlery

5 washers
5 dryers

Annual costs

Electricity: \$56,722.55
Heat/Fuel: \$56,324.65
Water/Sewer/Garbage: \$29,132.73
Snow Removal (coded to the repairs and maintenance account and calculated separately from the rest of the R&M expenses): \$12,540

ZONING OR LAND USE CLASSIFICATION

The subject site is zoned **RC - Recreation Central** as per the new Zoning Bylaw # 5045, adopted March 14, 2022. The applicable excerpt from By-Law No. 5045 are detailed below.

10 Residential Zones and Zone Regulations | 104

10.3. RC – Residential Central

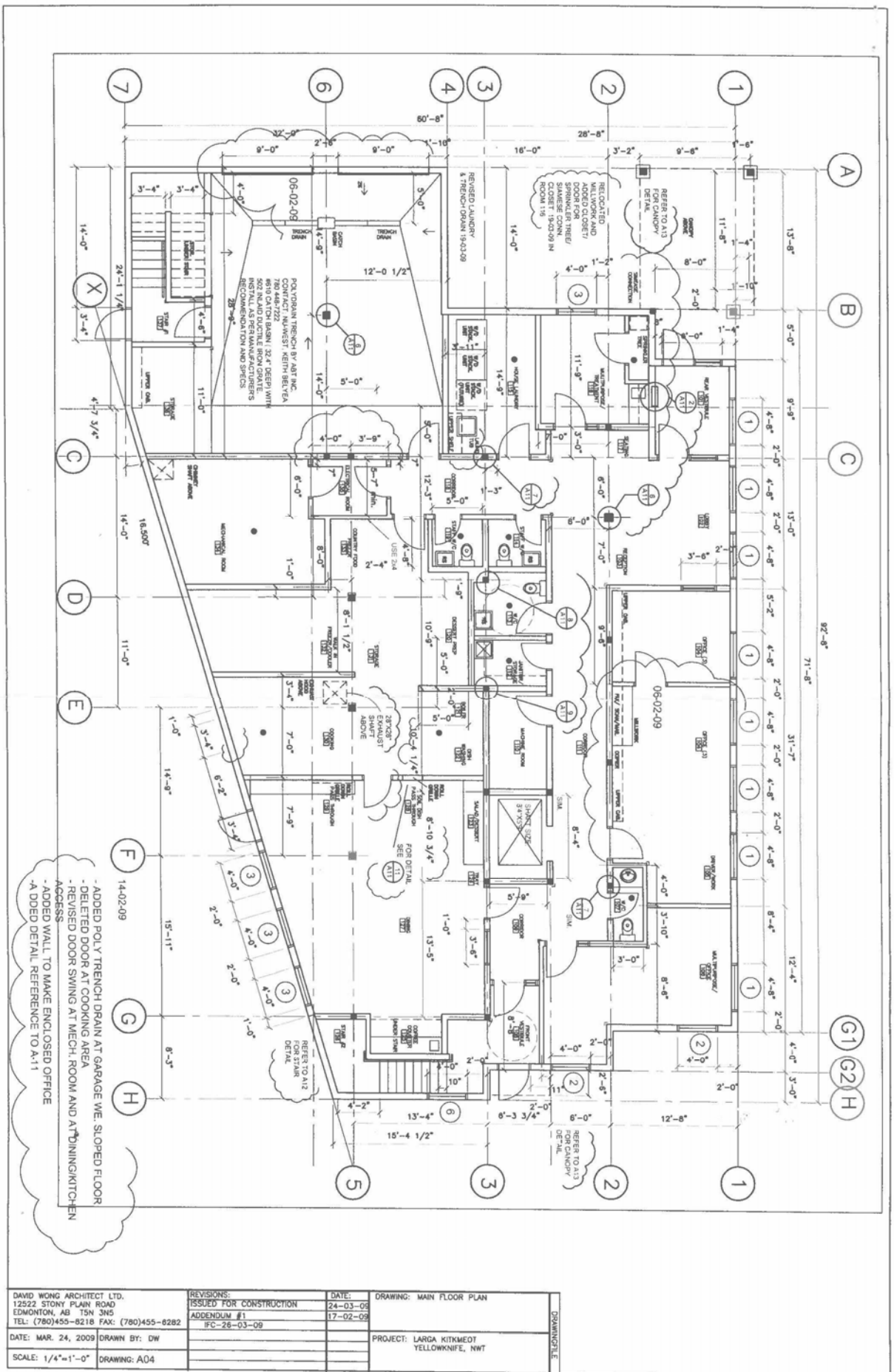
10.3.1. Purpose

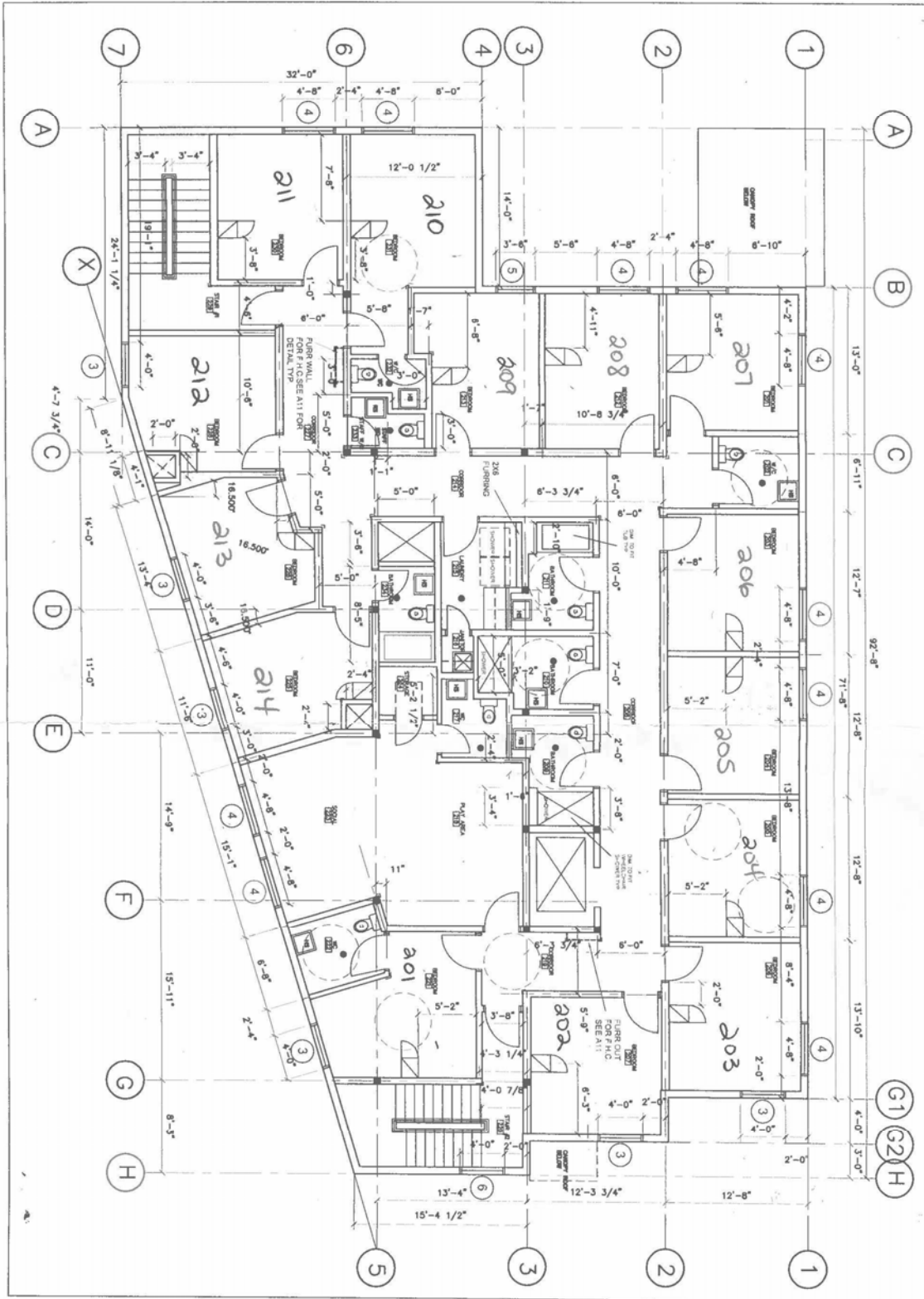
To provide an area that supports the transition to a mix of Uses that include residential, commercial, Institutional and other compatible Uses through infill Development and densification of existing developed Lots in the area closest to the City core.

Table 10-5: RC Permitted and Discretionary Uses

Permitted	Discretionary
Accessory Building	Automobile Service Station
Accessory Use	Institutional Special Care Facility
Artisan Studio	Similar Use
Commercial Entertainment	Storage Facility
Commercial Recreation	
Commercial Retail Sales and Service	
Community Resource Centre	
Convenience Store	
Day Care Facility	
Dwelling: - Single Detached - Duplex - In-Home Secondary - Detached Secondary - Factory-Built - Townhouse - Multi-Unit - Special Care Residence	
Food and Beverage Services	
Home Based Business	
Hotel	
Institutional Religious & Education Institutions	
Medical and Health Services	
Motel	
Office	
Personal Services	
Planned Development	
Public Parks	
Public Utility Uses and Structures	
Scientific Research and Development Facility/Laboratory	
Short-Term Rental Accommodation	
Temporary Building or Structure	

Zoning By-law 5045 | March 14, 2022





DAVID WONG ARCHITECT LTD.
12522 STONY PLAIN ROAD
EDMONTON, AB T5N 3N5
TEL: (780)455-8218 FAX: (780)455-8282

REVISIONS:
ISSUED FOR CONSTRUCTION
ADDENDUM #1
IFC-26-03-09

DATE:
24-03-08
17-02-09

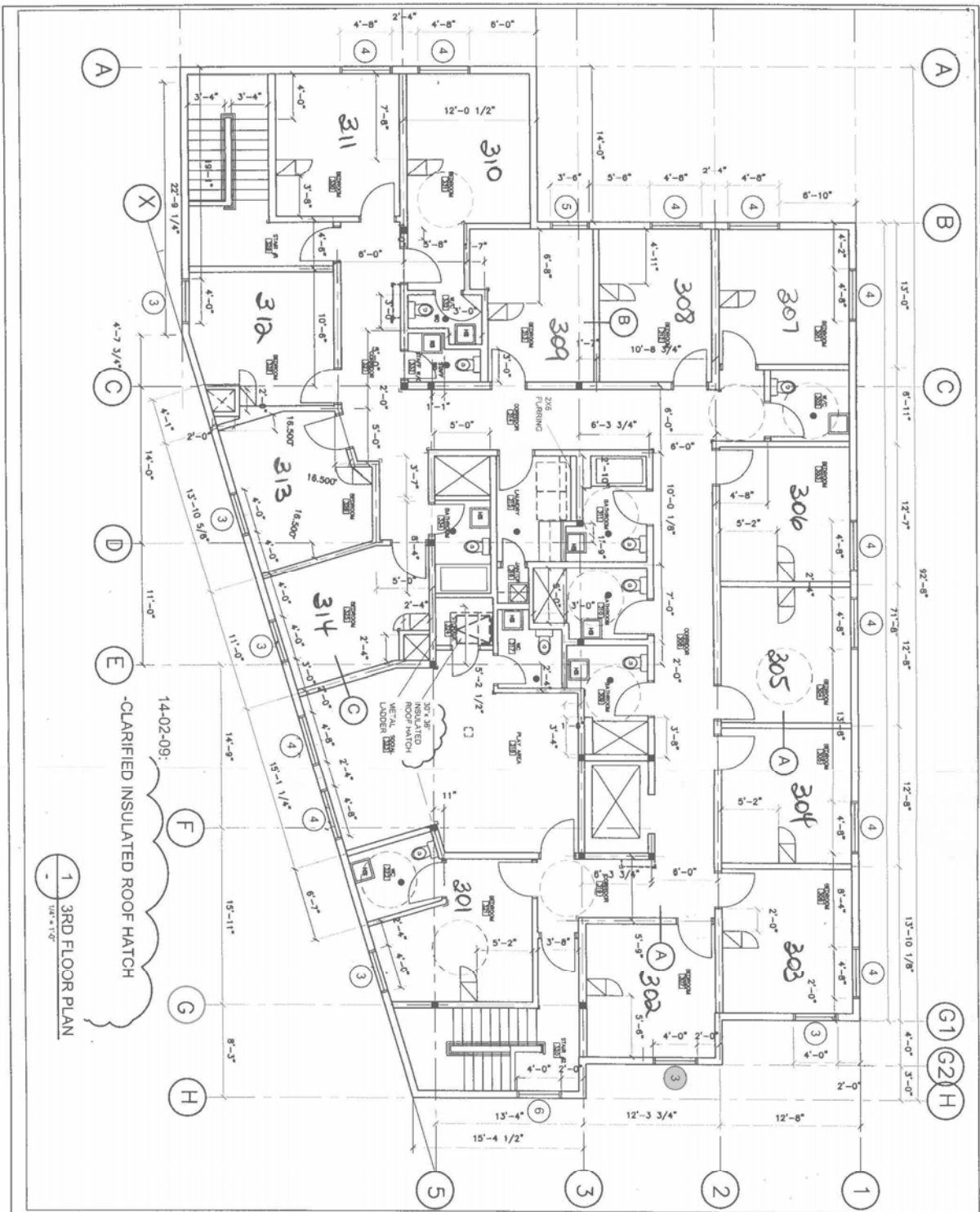
DRAWING: SECOND FLOOR PLAN

DATE: MAR. 24, 2009 DRAWN BY: DW

SCALE: 1/4"=1'-0" DRAWING: A05

PROJECT: LARGA KITKMEOT
YELLOWKNIFE, NWT

DRAWING FILE



3 SCENARIOS OF BEDROOM DEMISING WALL
1-1/2" x 1'-0"

AT AN ANGLE UNDER JOISTS
B

PARTITION DIRECTLY UNDER JOISTS / PERPENDICULAR TO JOISTS
B

PARTITION BETWEEN JOISTS
A

DAVID WONG ARCHITECT LTD. 12522 STONY PLAIN ROAD EDMONTON, AB T5N 3N5 TEL: (780)455-8218 FAX: (780)455-6282		REVISIONS: ISSUED FOR CONSTRUCTION ADDENDUM #1 FC-26-03-09		DATE: 24-03-09 17-02-09		DRAWING: THIRD FLOOR PLAN AND DEMISING WALL DETAILS	
DATE: MAR. 24, 2009 SCALE: AS SHOWN		DRAWN BY: DW DRAWING: A06		PROJECT: LARGA KITKMEOT YELLOWKNIFE, NWT		DRAWING TITLE	

