

# 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, 58 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.

## 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

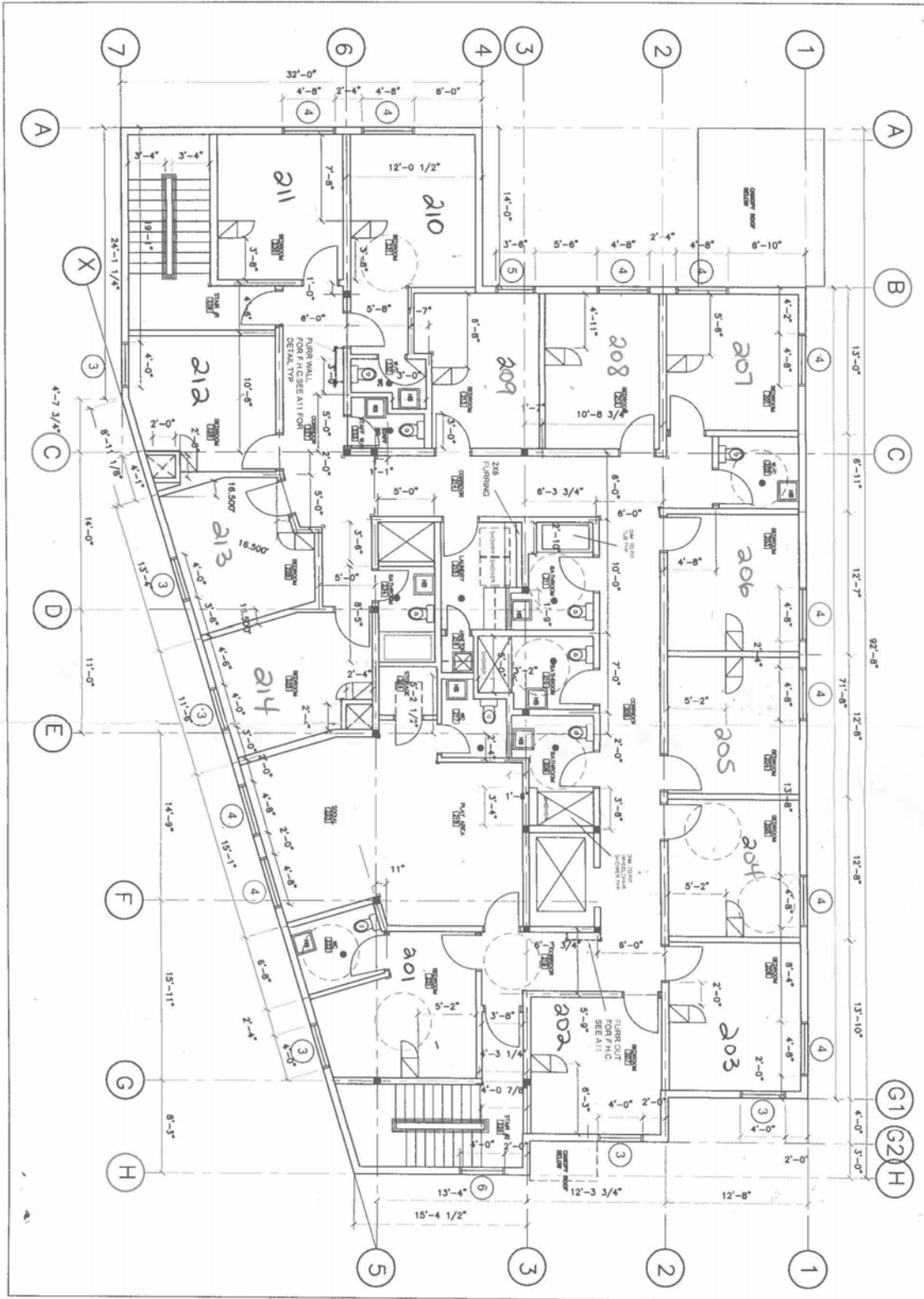
To provide an area that supports the transition to a mix of Uses that include residential, commercial, Institutional and other compatible Uses through infill Development and densification of existing developed Lots in the area closest to the City core.

**Table 10-5: RC Permitted and Discretionary Uses**

| Permitted                                                                                                                                                                                                                                        | Discretionary                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Accessory Building                                                                                                                                                                                                                               | Automobile Service Station                                                            |
| Accessory Use                                                                                                                                                                                                                                    | Institutional <ul style="list-style-type: none"> <li>Special Care Facility</li> </ul> |
| Artisan Studio                                                                                                                                                                                                                                   | Similar Use                                                                           |
| Commercial Entertainment                                                                                                                                                                                                                         | Storage Facility                                                                      |
| Commercial Recreation                                                                                                                                                                                                                            |                                                                                       |
| Commercial Retail Sales and Service                                                                                                                                                                                                              |                                                                                       |
| Community Resource Centre                                                                                                                                                                                                                        |                                                                                       |
| Convenience Store                                                                                                                                                                                                                                |                                                                                       |
| Day Care Facility                                                                                                                                                                                                                                |                                                                                       |
| Dwelling: <ul style="list-style-type: none"> <li>Single Detached</li> <li>Duplex</li> <li>In-Home Secondary</li> <li>Detached Secondary</li> <li>Factory-Built</li> <li>Townhouse</li> <li>Multi-Unit</li> <li>Special Care Residence</li> </ul> |                                                                                       |
| Food and Beverage Services                                                                                                                                                                                                                       |                                                                                       |
| Home Based Business                                                                                                                                                                                                                              |                                                                                       |
| Hotel                                                                                                                                                                                                                                            |                                                                                       |
| Institutional <ul style="list-style-type: none"> <li>Religious &amp; Education Institutions</li> </ul>                                                                                                                                           |                                                                                       |
| 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                                                                                                                                                                                                                  |                                                                                       |

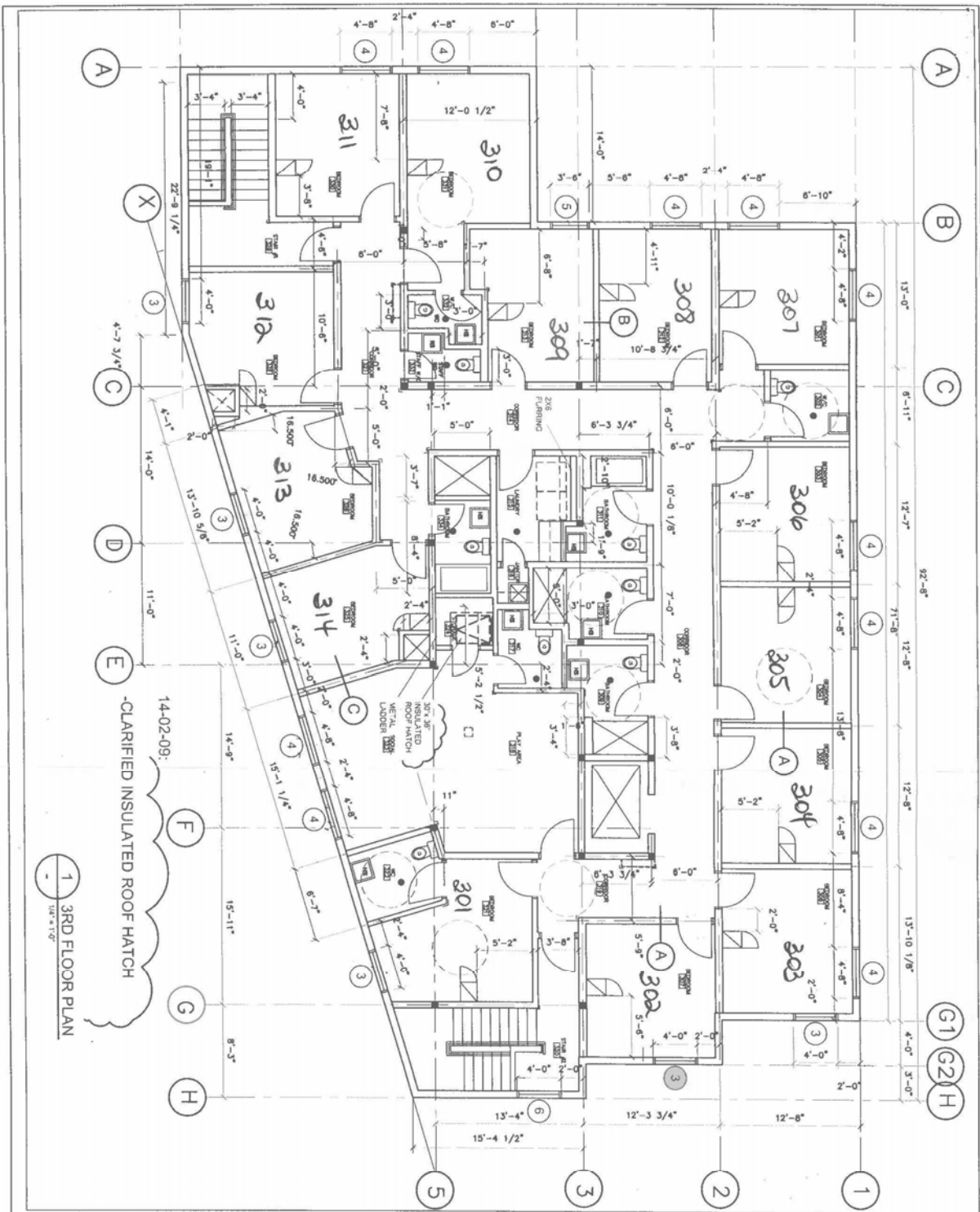
Zoning By-law 5045 | March 14, 2022





|                                                                                                                      |                                                                      |                               |                                                                               |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------|
| DAVID WONG ARCHITECT LTD.<br>12522 STONY PLAIN ROAD<br>EDMONTON, AB T5N 3N5<br>TEL: (780)455-8218 FAX: (780)455-8282 | REVISIONS:<br>ISSUED FOR CONSTRUCTION<br>ADDENDUM #1<br>IFC-26-03-09 | DATE:<br>24-03-08<br>17-02-09 | DRAWING: SECOND FLOOR PLAN<br><br>PROJECT: LARGA KITKMEOT<br>YELLOWKNIFE, NWT |
| DATE: MAR. 24, 2009<br>SCALE: 1/4"=1'-0"                                                                             | DRAWN BY: DW<br>DRAWING: A05                                         |                               |                                                                               |





**3 SCENARIOS OF BEDROOM DEMISING WALL**

1-1/2" x 1'-0"

**AT AN ANGLE UNDER JOISTS**

1-1/2" x 1'-0"

**PARTITION BETWEEN JOISTS**

1-1/2" x 1'-0"

**PARTITION DIRECTLY UNDER JOISTS / PERPENDICULAR TO JOISTS**

1-1/2" x 1'-0"

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

PROJECT: LARGA KITKMEOT  
YELLOWKNIFE, NWT

DATE: MAR. 24, 2009  
SCALE: AS SHOWN

DRAWN BY: DW  
DRAWING: A06

PROJECT: LARGA KITKMEOT  
YELLOWKNIFE, NWT

