

WELCOME TO 5030 50 STREET \$2,200,000

6841

JIM WELLER

Work 867.669.2112

Cell 867.765.8967



HEAT		INSULATION		BUILDING		LOT	
Type	OIL HW	Ceiling: R 40		Sq.ft	6692	Lot Sz	9948
Annual Cost		Walls: R 28		Age	1995	Garage	
Litres Over		Floor: R				Parking	Multi
Last 12		Skirting: R		Lot	Block	Taxes	\$22544
Months				11 & 12	31	Year	2026
				Plan	Unit		
				65			

SPECIAL FEATURES /FURNISHINGS:

Business or investment opportunity: Downtown 6692 sf commercial building on a double corner lot with lots of on-site parking. Currently home to the Zehabesha restaurant and Ravens pub.

The popular restaurant leases 2349 sf and the balance of the building is occupied by the Raven's Pub. The latter space could remain as a bar or be repurposed for other retail or commercial purposes.

The building comes with certain restaurant fixtures and the bar's fixtures, furniture and equipment can be removed or optionally remain with the building upon sale.

Building specs: age 1995, foundation; reinforced concrete perimeter foundation, base floor: 5" concrete slab, R40 metal roof, 2X8 R28 wood frame walls with metal siding.

Mechanical specs: Weil McLean oil fired hot water boiler, 80-gallon Boilermate hot water tank and 40-ga electric hot water heater, 800 amp. electrical service, air conditioning, sprinkler system, 7 washrooms in total.

Last 12 month's Utility costs: heat \$33,803.84, power \$33,277.57, water: \$11,295.00

5030 50 St, Yellowknife, NT

Main Floor Exterior Area 6345.33 sq ft
Interior Area 6091.58 sq ft

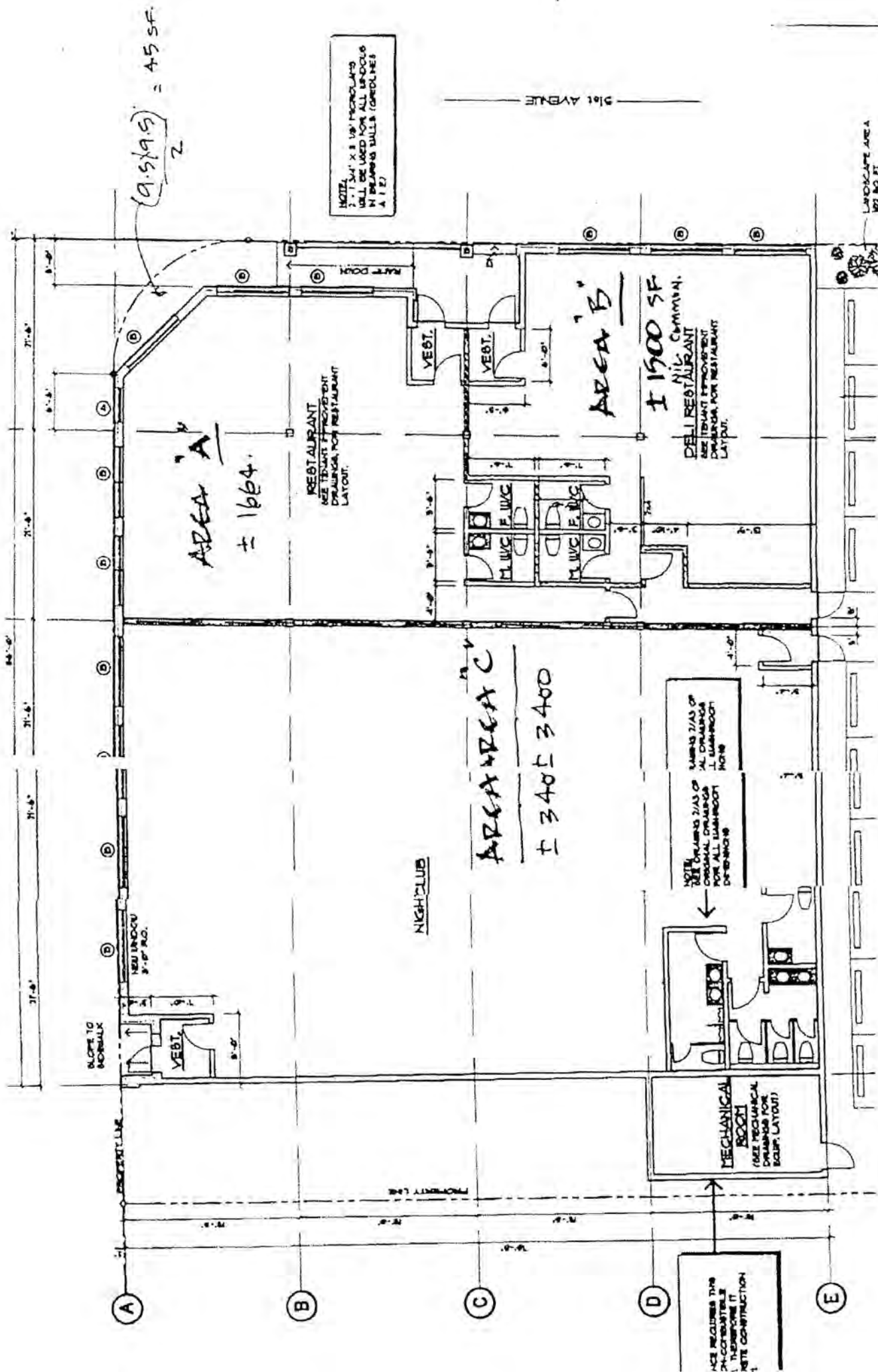


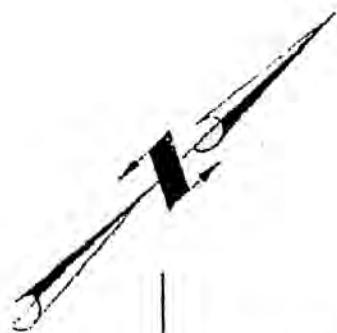
PREPARED: 2026/07/21



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.







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31

6.10m LANE

BLOCK

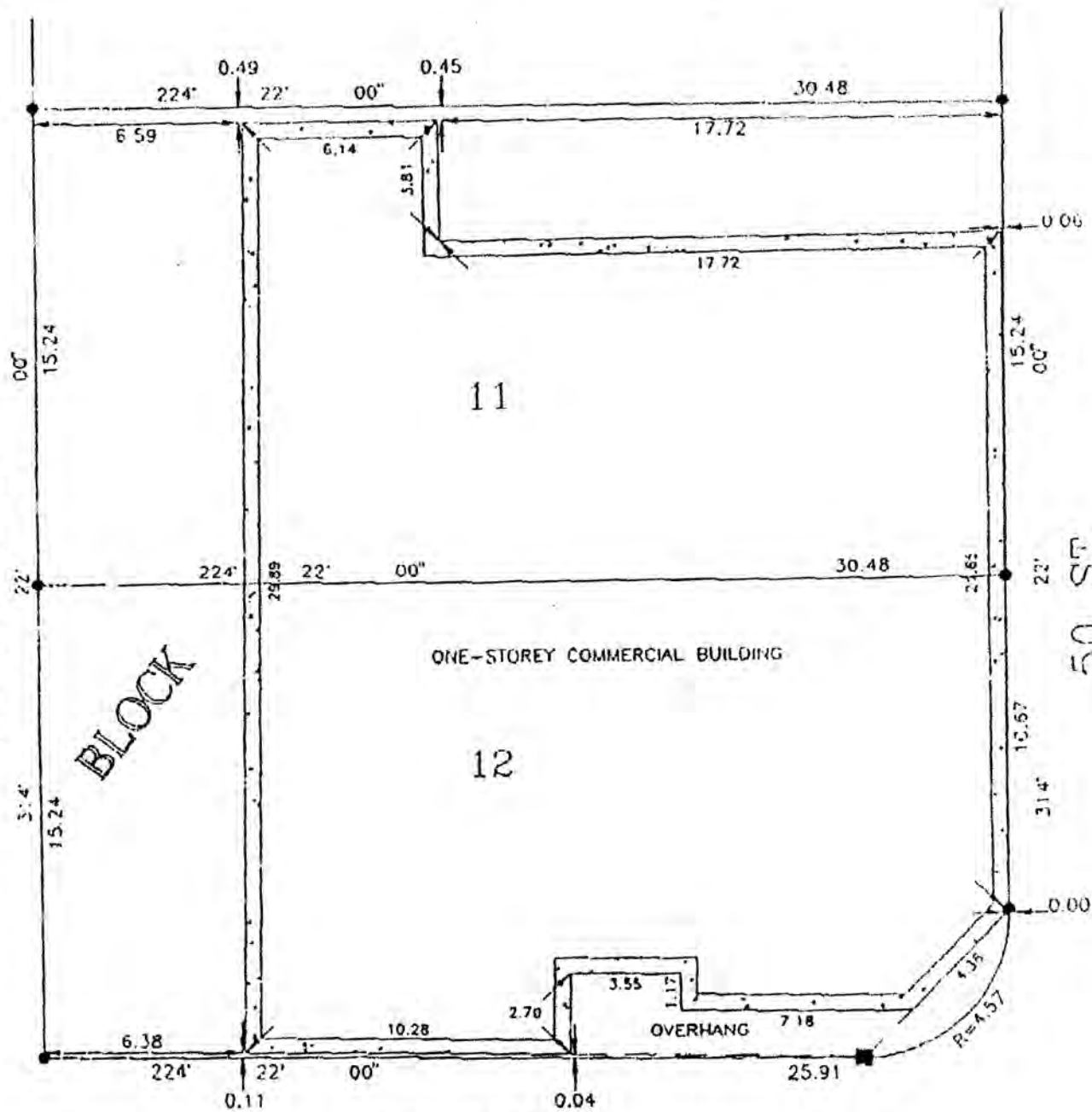
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ONE-STOREY COMMERCIAL BUILDING

12

50 ST.

51 AVE.



Item in 994401

Item	Location	Approx Value Each	Total
42 chairs	club	\$110.00	\$4,620.00
66 metal Stools	club	\$150.00	\$9,900.00
12 short tables	club	\$250.00	\$3,000.00
13 stand up tables	club	\$180.00	\$2,340.00
1 Beverage Chest Cooler	club	\$600.00	\$600.00
3 Sharp 32" TV	club	\$400.00	\$1,200.00
2 Toshiba 26" TV	club	\$300.00	\$900.00
BENQ projection TV	club	\$700.00	\$700.00
8' x 16' walkin commercial cooler	club	\$15,000.00	\$15,000.00
Ice-O-Matic Ice Machine	club	\$3,500.00	\$3,500.00
3 Sharp XE-A302 cash registers	club	\$900.00	\$2,700.00
Direct Cash ATM	club	\$3,000.00	\$3,000.00
2 Dynamo 4' X 8' pool tables	club	\$3,000.00	\$3,000.00
computer for DJ Booth	club	\$1,000.00	\$1,000.00
OFFICE COMPUTER	club	\$1,200.00	\$1,200.00
1 Mackie Speakers	club	\$3,200.00	\$3,200.00
4 QSC SPEAKERS	club	\$1,250.00	\$5,000.00
6 EAW speakers	club	\$3,000.00	\$12,000.00
2 Bass bin Speakers	club	\$3,500.00	\$7,000.00
1 Laser light	club	\$400.00	\$400.00
2 Gyro Lights	club	\$400.00	\$800.00
2 DMX controllers	office	\$250.00	\$500.00
1 Pioneer DJM -700 Mixer	club	\$1,800.00	\$1,800.00
2 Pioneer DJM -600 Mixer	club/office	\$1,000.00	\$2,000.00
Pioneer DJM -500 Mixer	office	\$1,000.00	\$1,000.00
Rane DEQ 60L Equalizer	club	\$1,800.00	\$1,800.00
Rane crossover	club	\$1,500.00	\$1,500.00
QSC PL350 Amplifier 8000 watts	club	\$5,000.00	\$5,000.00
2 QSC MX3000a Amplifiers	club	\$2,500.00	\$5,000.00
QSC 1500a Amplifier	upper storage	\$1,700.00	\$1,700.00
QSC 700 Amplifier	upper storage	\$1,200.00	\$1,200.00
Mackie CFS Mixer	office	\$1,400.00	\$1,400.00
TDM crossover	office	\$1,000.00	\$1,000.00
Peavey Equalizer	office	\$900.00	\$900.00
Symetrix Compressor	office	\$500.00	\$500.00
Behringer Mixer	office	\$450.00	\$450.00
Samsung Printer	office	\$1,500.00	\$1,500.00
Dishwasher	club	\$7,000.00	\$7,000.00
3 x Microh LEDBAR II	club	\$250.00	\$750.00
LED FX10 light	club	\$300.00	\$300.00
Chauvet Double Derby	club	\$250.00	\$250.00
Chauvet DMX Mega Strobe III	club	\$175.00	\$175.00
American DJ Accu UFO PRO Fixture	club	\$425.00	\$425.00
Chauvet Hurricane 1800 Flex Fogger	club	\$250.00	\$250.00
4 x LED SPOT FIXTURES	club	\$1,351.25	\$5,405.00
Chauvet Fog machine	club	\$175.00	\$175.00

Item in 5125

Item	Location	Approx Value Each	Total
Coldstream SINGLE upright Freezer / Stainless	kitchen	\$1,600.00	\$1,600.00
QUEST Warming Table	kitchen	\$2,200.00	\$2,200.00
Coldstream SINGLE upright COOLER	kitchen	\$700.00	\$700.00
Quest Grill/Stove/Oven	kitchen	\$8,500.00	\$8,500.00
Frymaster Deep Fryer	kitchen	\$800.00	\$800.00
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Hatco Warmer	kitchen	\$600.00	\$600.00
HUSSMANN ICE CREAM FREEZER	restaurant	\$100.00	\$100.00
Bunn 3 burner Coffee Maker	restaurant	\$500.00	\$500.00
8 - 4 Place Tables	restaurant	\$100.00	\$800.00
7 - 6 Place Tables	restaurant	\$200.00	\$1,400.00
50 chairs	restaurant	\$50.00	\$50.00
2 Toshiba TVs	restaurant	\$350.00	\$350.00