

WELCOME TO

100 ETTHEN DRIVE

\$1,850,000

SHANE BENNETT
WORK 867.669.2105
CELL 867.446.1622



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	Floor: R	Lot 72	Parking Multiple Gravel
Last 12 Mo. Estimate for residential property	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. ***GST is in Addition to the Purchase Price***

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



Main Floor
Exterior Area 2183.11 sq ft

Garage-main
Exterior Area 4894.51 sq ft

Garage-2nd Fl
Exterior Area 875.96 sq ft

PREPARED: 2025/02/03

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.



