# WELCOME TO
# 26 PORTAGE AVENUE
# $60,000

6914

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**SPECIAL FEATURES /FURNISHINGS:** Lot Size 2.75 Acres Lot PT 10 Block Plan 14 Taxes

The property is a 2.75 acre vacant industrial lot measuring 300’ X 400’ in a highly visible location at the intersection of two major arteries: Calder Ave and Portage Ave. The corner location makes for great truck access.

It is zoned M Industrial which allows for a number of uses including truck depot, manufacturing, trade shops, vehicle sales, rentals and repairs.

There is a possibility of upgrading the zoning to General Commercial, which also allows for lumber and building supply stores, service stations, and conditionally restaurants and motels.

This large lot could be developed by subdividing it into several smaller lots.

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a "Confidential Data Room" which will contain, among other documents, relevant environmental reports and the Vendor's standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest. The property will be sold on an "as is, where is" basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

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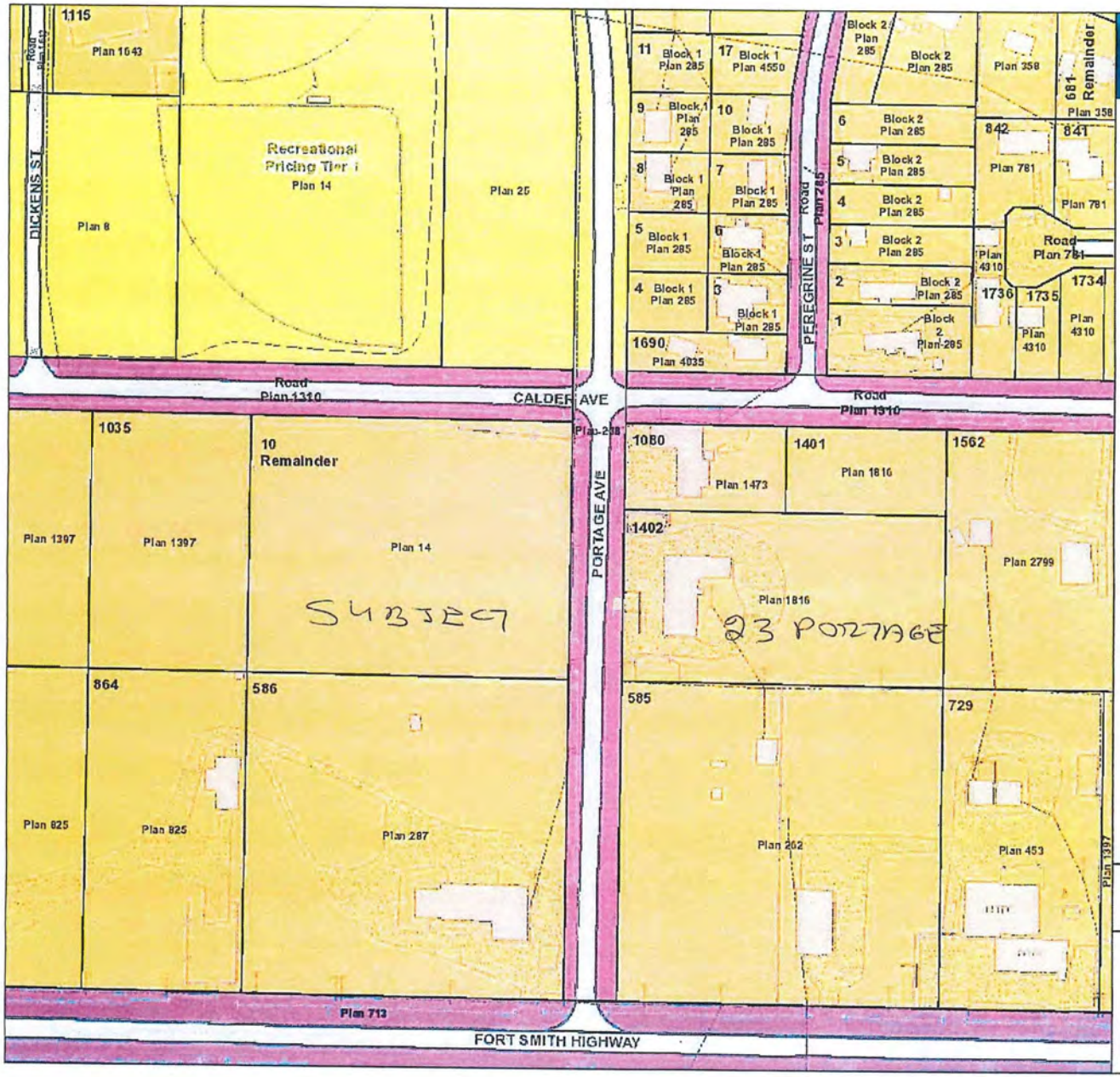


ATLAS

Government of Northwest Territories

Legend

- Block Land Transfer Boundaries
- Municipal Boundaries
- Development Areas
- Recreational Pricing Tiers
- Condominium Units
- Surveyed Parcels
- Building Footprints
- Structure Points
- Antennas
- Bridges, Culverts
- Hydrants
- Lights
- Manhole Covers
- Markers
- Poles
- Power Poles
- Satellite Dishes
- Signs
- Towers
- Structure Lines
- Bridges, Culverts
- Docks, Retaining Walls, Ramps
- Fences, Gates, Guide Rails
- Gates
- Guard Rails
- Pipelines (Subsurface)
- Pipelines (Surface)
- Overhead Wires
- Structure Polygons
- Disturbed Areas
- Docks, Retaining Walls, Ramps
- Bridges
- Transportation Lines

Scale 1: 2,000

50 metres

February 23, 2024

UTM Zone: 12

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## 7.7 M - Industrial

(1) Permitted Uses

Workshops used by any trade such as carpentry, plumbing, gas fitting, or printing;
Repair and service shops;
Recycling depots;
Veterinary clinics;
Car rentals and sales;
Automobile garages or automobile body shops;
Mobile and manufactured home sales, recreational vehicle sales and accessory offices;
Bulk fuel storage;
Manufacturing, assembling and processing;
Gravel storage or concrete batch plant;
Sawmill or wood yard;
Truck depots; and
Accessory buildings and uses.

(2) Conditional Uses

Commercial, recreational or public service uses;
Heavy industrial uses;
Public utilities and installations;
Caretaker's units; and,
Other light industrial uses which are considered by Council to be similar in character and purpose and in keeping with the intent and purpose of the Community Plan.

(3) Dimensions

| | |
|---|---|
| Minimum Site Area: | As required by Council |
| Minimum Front Yard Setback: | 6 m |
| Minimum Rear Yard Setback: | 7 m |
| Minimum Side Yard Setback: | 7 m |
| Maximum Building Height: | 12 m |

(4) A caretaker's unit shall be an integral part of the principal building on the site and shall not exceed 80 square metres in floor area.

(5) Heavy Industrial uses must be located at least 450 m from any residential zone.

(6) All development shall meet the requirements in Part Six of this Bylaw.

(7) Landscaping shall meet the requirements of Part Six of this zoning bylaw and:
a. a minimum of 10% of the site area shall be landscaped.
b. landscaping shall be provided and maintained to the satisfaction of the Council in all yard setbacks fronting on Highway 5, King Street or Portage Avenue.

## 7.6 GC - General Commercial

(1) Permitted Uses

Workshops used by any of the following:
- Carpenter and painter;
- Electrician;
- Plumber, gas fitter and furnace repair shop;
- Printing shop

Storage and/or sales of building supplies and lumber;
Repair and service shops;
Laundry and dry cleaning facilities;
Drive-in services;
Service stations, gas bars, or car washing establishments;
Veterinary clinics;
Convenience stores;
Funeral parlours;
Car rentals and sales;
Automobile garages or automobile body shops;
Mobile and manufactured home sales, recreational vehicle sales and accessory offices; and
Accessory buildings and uses.

(2) Conditional Uses

Nurseries;
Coffee shops and restaurants;
Motels;
Caretaker's units;
Warehousing and freight yards;
Bottle exchanges and recycling depots;
Public or quasi-public buildings;
Public utility installations and uses;
Other uses which are considered by Council to be similar in character and purpose and in keeping with the intent and purpose of the Community Plan.

(3) Dimensions

| | All uses where water distribution and hydrant coverage is: | |
|---|---|---|
| | adequate to meet firefighting requirements | NOT adequate to meet firefighting requirements |
| minimum site area | 1,000 m2 | 1,000 m2 |
| minimum lot width | n/a | n/a |
| minimum front yard | 6 m | 6 m |
| minimum side yard | 3 m | 6 m |
| minimum rear yard | 3 m | 7 m |
| maximum building height | 12 m | 12 m |