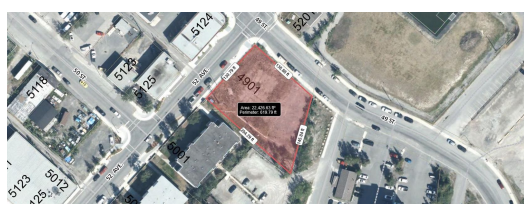
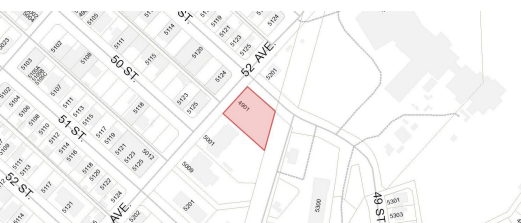




NEW LISTING



4901 52 AVENUE

Downtown, Yellowknife

\$989,000

Type: Land

Lot Size: 22,483 sqft

Taxes: \$10,607 (2022)

Frontage: Corner lot



Adrian Bell

Broker/Owner

867-446-9800

adrian.bell@century21.ca

<https://www.century21yk.ca>

CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6



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ABOUT THIS PROPERTY

Over half an acre of vacant downtown land available for high-density residential, mixed use, office, hotel or other commercial development. Situated on a busy intersection, with excellent ingress and egress - the perfect spot for a drive-through business.

The lot was recently rezoned to 'RC - Residential Central.' The new zoning facilitates higher density development. The buildable area of the lot was also recently increased through the removal of an obsolete easement on title. The lot can accommodate 39 parking spots (49 including transmission line right of way) on the ground floor of a residential building that can be as high as 45m.

The previous owner of the property, Northern Property Mutual Fund Corporation (Northview), wishes for the lot to be used for an affordable housing project, and will work with the current owner to provide a discounted sale price for such a development.

