



253 UTSINGI DRIVE

Kam Lake, Yellowknife

\$1,490,000+GST

MLS®:	6453
Taxes:	\$13,853.47 for 2024
Type:	Office
\$/SQFT:	\$310.42
Fuel Type:	Oil/Pellets

Year Built:	2016
Construction:	Stickbuilt
Size:	4,800SqFt
Heating:	Pellet Boiler/Oil boiler



Dwayne Simmons

Salesperson

867-445-8380

dwayne.simmons@century21.ca

<https://www.century21yk.ca>

CENTURY 21
Prospect Realty



5124 48 Street
Yellowknife, NT X1A 1N6

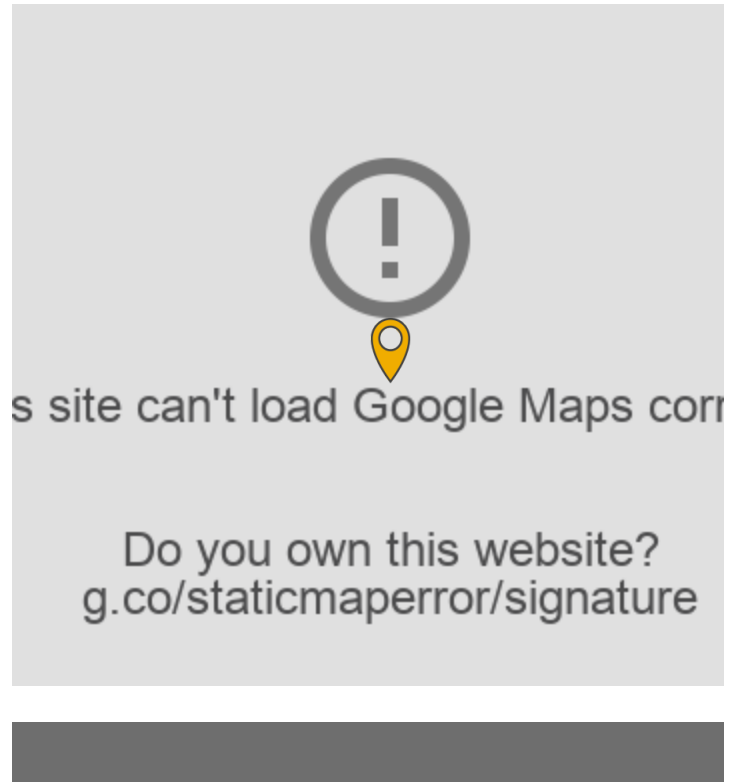
ABOUT THIS PROPERTY

Situated on a highly accessible lot along Utsingi Drive, this newly built property is designed for efficiency and versatility. A 40x60 ft heated shop, featuring two 14-foot overhead doors, ideal for commercial or industrial use. Complementing the shop is 1,200 sq ft of office space and 1,200 sq ft of staff housing. The office area includes four private offices, a kitchen and break area, and a bathroom, providing a comfortable and professional workspace. The staff housing features four bedrooms, a three-piece bathroom with a washer & dryer, and an open-concept living space, ensuring a convenient and modern living environment.

Built for performance, the property is heated by a central pellet boiler, with an NTI boiler as a backup. Insulation far exceeds national building code standards, with R84 in the ceiling and R60 in the walls, ensuring maximum energy efficiency. Each section of the building is equipped with its own HRV system, optimizing air quality and keeping utility costs impressively low.

A standout opportunity for businesses in need of premium workspace and housing, this property will set you up for success and is built to last.

Call Dwayne today to discuss all the details (867)445-8380



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