



8 ELLESMERE DRIVE
Kam Lake, Yellowknife
\$24 / per ft

MLS®: 6626
Available From: Jun 01 2026
Current Lease End: May 31 2029

Type: Retail
Rental Rate: \$23.27 base rent



Adrian Bell

Broker of Record

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CENTURY 21.
 Prospect Realty



5124 48 Street
 Yellowknife, NT X1A 1N6

ABOUT THIS PROPERTY

Prime retail space in a well-established Kam Lake location. 3,000 square feet of main floor space plus 1,384 square feet of mezzanine space. Well positioned to take advantage of growth in the Engle, Kam Lake and airport area. Ample parking and a rear overhead loading door. Available for \$23.27 base rent per square foot per year (\$8,500 monthly). Triple net lease, with utility costs in 2025 of less than \$6 per square foot. Available June 1, 2026.

