



NEW LISTING



4901 45TH STREET

Downtown, Yellowknife

\$149,900

MLS®: 6852

Taxes: \$1,206.94

Lot Size: 3,143 SqFt

Type: Land

View: Back Bay/Great Slave Lake



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5124 48 Street  
Yellowknife, NT X1A 1N6

# ABOUT THIS PROPERTY

Located at the top of 45th Street, this 3,143 sq. ft. development lot offers an excellent opportunity for a vertical build. The lot features exposed bedrock throughout, providing a unique foundation consideration, while the elevated location offers the potential for views of Great Slave Lake from the completed building.

Of particular importance for development, the City has agreed to variances reducing the required side yards to 800 mm and the front and rear yards to 3,600 mm. These variances create a very reasonable and functional development area for the lot, making this an attractive opportunity for builders and developers looking to maximize the potential of a smaller, well-located parcel.

