

FOR SALE

**10,797 SF
MULTI-PURPOSE RETAIL/
MEDICAL/OFFICE BUILDING**

419 BYRNE ROAD,
YELLOWKNIFE,
NORTHWEST TERRITORIES

**INSTITUTIONALLY OWNED
INVESTMENT OPPORTUNITY**



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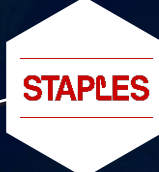
PROPERTY HIGHLIGHTS

THE BEST COMMERCIAL CORNER IN THE CITY OF YELLOWKNIFE.

Institutionally owned and proactively maintained. Tremendous value add or owner/user investment opportunity in one of Canada's most economically prosperous small cities.

Opportunity to purchase an in demand asset in an environment where buildable land availabilities and replacement construction costs make this building a rare find.

The Property is located along Old Airport Road, one of the City's only major arterial roadways. This site is shadow anchored by McDonalds and a Loblaw's "Your Independent Grocers", which is the largest grocery store in both Yellowknife and the Northwest Territories. Other nearby retailers include Starbucks, KFC, BMO, Tim Horton's & Walmart, The site is also positioned in close proximity to Stanton Regional Hospital.



FRAME LAKE

OLD AIRPORT ROAD

BYRNE ROAD

FRANKLIN AVENUE



TENANTS



PROPERTY DETAILS

ADDRESS

419 Byrne Road, Yellowknife, NT

LEGAL DESCRIPTION

Plan: 2240, Block: 162, Lot: 8

PROPERTY TAXES

\$31,401.00 (2023)

ZONING

CS - Commercial Service

NEIGHBOURHOOD

Old Airport Road Commercial

BUILDING SIZE

10,797 SF
Main Floor Retail/Medical

BUILT

1996

LAND SIZE

30,492 SF

PARKING

~44 (Approximate) Stalls

NET OPERATING INCOME

Provided upon signing a CA

SITE COVERAGE

35.57%

SALE PRICE

\$3,250,000.00

DEMOGRAPHICS



POPULATION

22,000 People



HOUSEHOLDS

7,520 (2021)



AVERAGE INCOME

\$175,000



VEHICLES PER DAY

3,019 VPD (2008) on Old Airport Road

ABOUT YELLOWKNIFE

THE CITY

Yellowknife is a thriving hotbed of Economic activity. The average household income is approximately \$175K and the median of just under \$140K. Disposable income is high for a city of 22,000 people. Yellowknife serves as a hub for most of the NWT and parts of Nunavut. Given the distance from Edmonton a trip to Yellowknife is a visit to “the big city” for many of the outlying communities. Yellowknife is the main source of commercial and healthcare services for rest of the territory, and in particular for the nearby communities of Bechoko and Dettah (which are both within an hour’s drive of Yellowknife.)

THE ECONOMY

The City’s economy is largely driven by public sector employment, natural resources (diamond mining, oil and gas, other mining etc), transportation and tourism. It is also a city with vast amounts of space and roots in outdoor pursuits.

THE ADVANTAGE

Construction prices are extremely high due to the high cost of labour, shipping of building materials and geotechnical characteristics (Precambrian Shield and permafrost.) This presents as a challenge for further commercial development but can be seen as a benefit to an investor leveraging existing infrastructure.

THE LOCATION

The vast majority of the suburban (about 2/3rds) rooftops are located on the southwest side of Frame Lake, which is a small body of water that bisects the community. The downtown core is largely based around government high rise employment. Similar to other northern Canadian cities of this size, downtown retail is second to highway/arterial commercial.

THE TRADE AREA

Given the size of the city and positioning of anchor retail tenants, the Old Airport Road strip of commercial easily trades the entire city. Old Airport Road hosts major banners such as Your Independent Grocers, Walmart, Tim Hortons, Co-op foods, Canadian Tire, the Brick, Marks, Staples, McDonalds and others.



YELLOWKNIFE AERIAL



YELLOWKNIFE AIRPORT

OLD AIRPORT COMMERCIAL NODE

SITE

NIVEN LAKE AND OLD TOWN

DOWNTOWN

OTHER MID TOWN RESIDENTIAL

GREAT SLAVE LAKE

YELLOWKNIFE SUBURBAN POPULATION

KAM LAKE INDUSTRIAL PARK



SITE

ENTRANCE

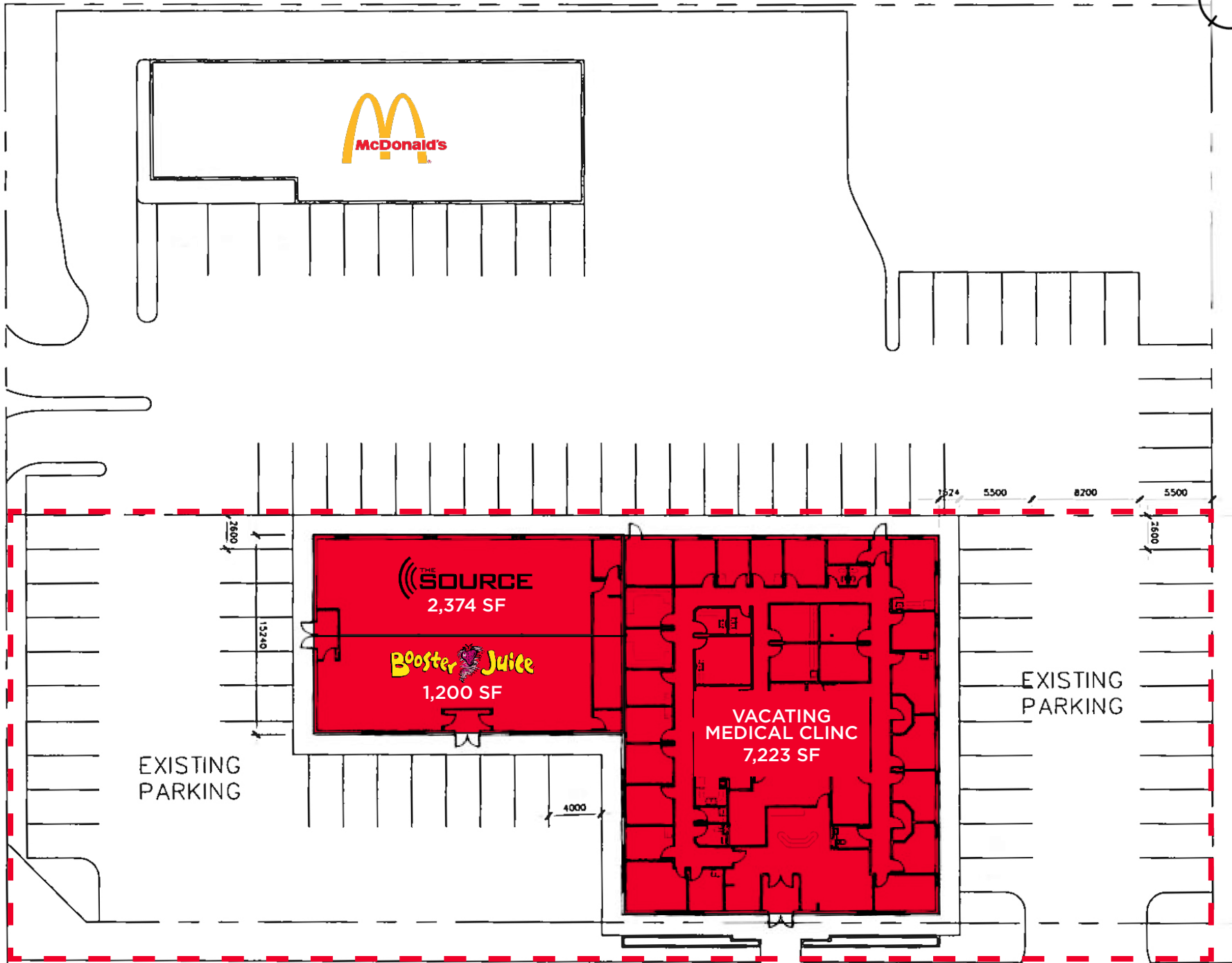
ENTRANCE

BYRNE ROAD

OLD AIRPORT ROAD

SITE PLAN

OLD AIRPORT ROAD



BYRNE ROAD

BOOSTER JUICE



BOOSTER JUICE



THE SOURCE



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