



## Watson Lake Yukon

\$1,750,000

Rarely does an opportunity like this become available. Two large income-generating commercial properties with A+ tenants. Both properties are centrally located on Adela Trail, the main commercial corridor and heartbeat of the community, visible from the Alaska Highway. Close to groceries, gas, and hotels, makes this an exceptional investment in Watson Lake. Property One: A two-storey commercial and retail 14,400 sq ft building on 0.65 acres. Zoned CD with tenants including Canada Post, Government of Yukon, Yukon Housing, and YESAB. Positioned for high exposure and stable revenue, this building anchors a key corner of Watson Lake's business district. Property Two: A one-storey commercial building with three commercial tenants and two residential bungalows situated on 0.757 acres. The building spans 4,800 sq ft, with each residential unit measuring 596 sq ft. Current tenants include CIBC and a local playgroup. These two properties offer a turnkey investment with stable rents. (id:6769)

Listing Presented By:



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