



Whitehorse Yukon

\$650,000

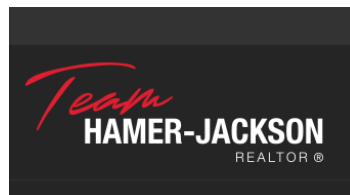


Rare 3-lot commercial assembly in Marwell -- 15,000 sq ft, 150' of frontage, tied into city water and sewer in 2013. Currently rented, with the opportunity to be vacant upon possession. Rezoned to CIM (Commercial-Industrial Mixed), opening the door to commercial, light industrial, mixed-use, and live/work redevelopment. Three separate titles allow you to build across the full site, phase it, or keep as-is. The 1,000 sq ft duplex at 106 Granite Rd. -- non-conforming, revenue/residence use -- went through a full 2000 refresh that included decks, windows, exterior doors, and foundation work. Oil heat serves the larger suite (new tank 2017); the smaller unit runs on electric, and the basement is independently metered as part of the three-meter setup. Hold as revenue while determining future plans for the lot, or clear for new construction. Prime central location -- steps to downtown, the Alaska Highway, and Marwell's expansive business corridor! (id:6769)

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