



**Whitehorse Yukon**

**\$1,750,000**

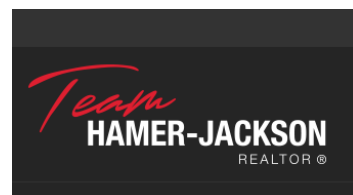


A fantastic commercial property centrally located in downtown Whitehorse. This amazing building has been a staple in our community since 1971; the main floor & apartment added in 1973, the back half added in 1976 & other upgrades throughout the years. Sitting on a 9,991 sqft Lot with around 12 parking spots. Overall building is approximately 7,400 sqft on 3 floors which includes a top floor 3 bed/2 bath apartment that hosts a private 2,500 sqft deck with incredible views. Main floor retail space is Leased as a restaurant-style deli with an attractive sit-down dining area, retail space, kitchen, offices, storage & bathrooms; lower level has loading doors to the spacious prep area, office and storage. 2024 new rolled roofing & 2018 new oil tank. Equipment and walk-in coolers not included. Current utilities & lease agreement are available upon request to qualified Buyers. Triple Net Tenants-Main Business Expires June 2025 and Upstairs Condo Expires March 2026. +GST charged on sale. (id:6769)

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