



## Whitehorse Yukon

\$929,000

Centrally located Commercial property with 200 ft of Copper Road frontage. Zoning allows for a good mix of commercial and industrial uses. Main floor: 2600 sq feet (concrete floor) office, washroom, storage, workshop/paint bay/garage, 2 overhead doors (each 12'wx14'h) and 3 Man doors. Upper mezzanine: 280 sq ft, 2 offices (9x13' and 9x18'). Attached addition is 1968 sq ft built circa 1996, wired, insulated, vapour barrier, concrete perimeter, gravel floor, 4 overhead doors each 8 ft high (was previously used as wash bay). Original building circa 1974 - the roof and walls have been rewrapped and reinsulated and now are 10 inches thick. Newer metal roof in 2015. 3 phase power. Property is currently rented WITH DIFFERENT tenants in Bay A, Bay B, and Bay C. In leases electrical is included in rent but they pay their own heat. Bay A is heated by propane, Bay B has a newer oil furnace and tank. Bay C has an oil furnace that uses recycled oil. (id:6769)

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