

AVISON
YOUNG

Residential Development Opportunity

\$2,399,000 (\$104,304 / acre)

Callander, ON



Get more
information

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Platinum member

Residential Development Opportunity

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Property summary

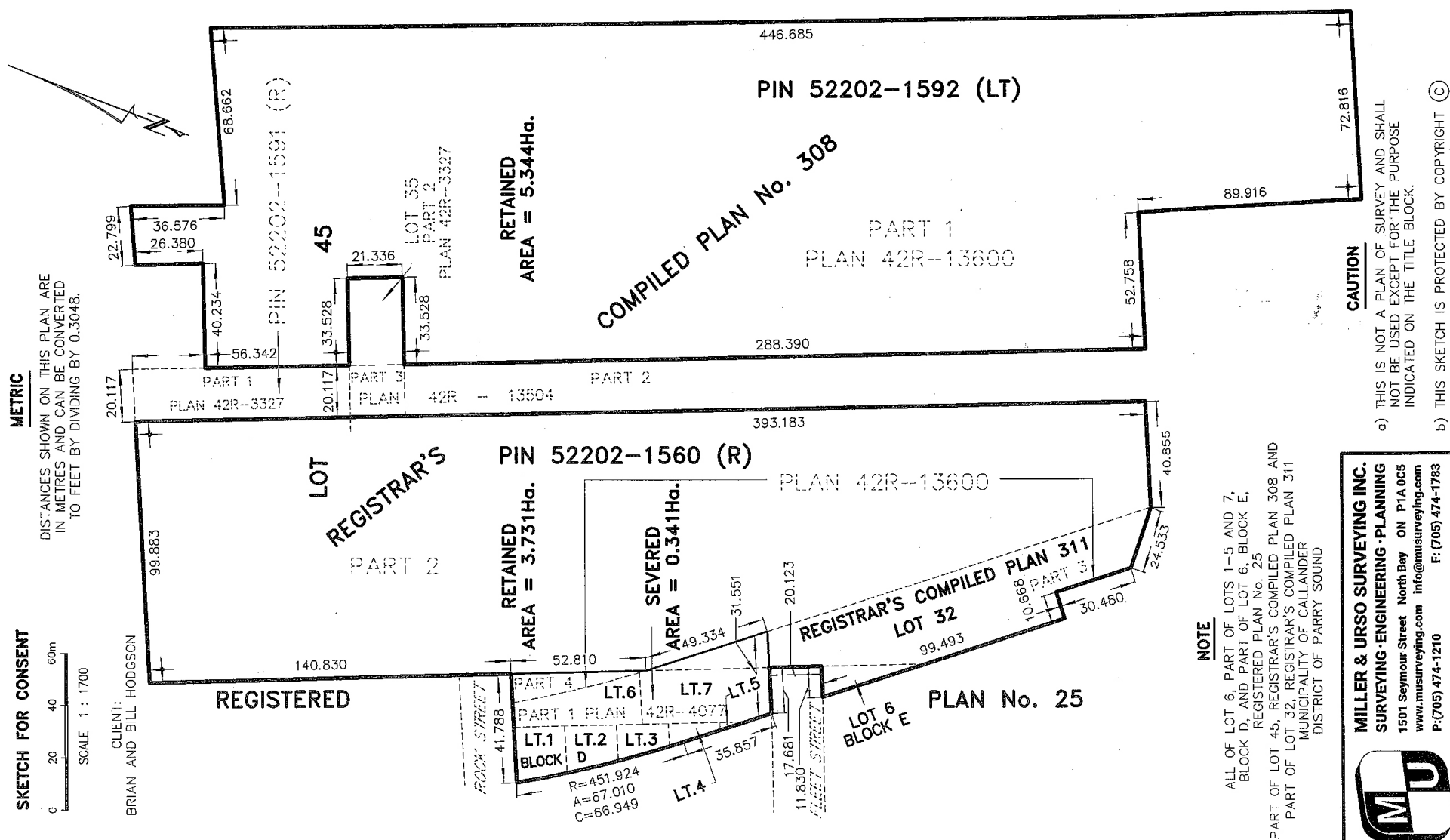
- Approx. 112 developable acres
Phase 1: 38.19 acres (est. 72 Development Lots)
Phase 2: 74 acres
- Directly north of College/University
- Large size – 80 ft. wide by 150 to 200 ft. deep
- Services to the Lot Line at Larocque Road
- Larocque Road Standpipe provides modern and reliable infrastructure
- Zero Development Charges; two years remaining on City moratorium
- Natural Storm Water Attenuation
- Easements and Natural Areas to maintain green space and buffers
- Natural landscape will be maintained as much as possible (ecoscaping)

Highlights

- Draft plan includes Easements for Natural areas, maintaining green space and buffers
- 1/2 km from Nipissing University and Canadore College
- 5 minute drive to all major amenities
- Design Strategy to maintain natural landscaping ('ecoscaping')
- Topographic Mapping Available
- An Active Economic Development community makes Development Attractive: investinnorthbay.ca/

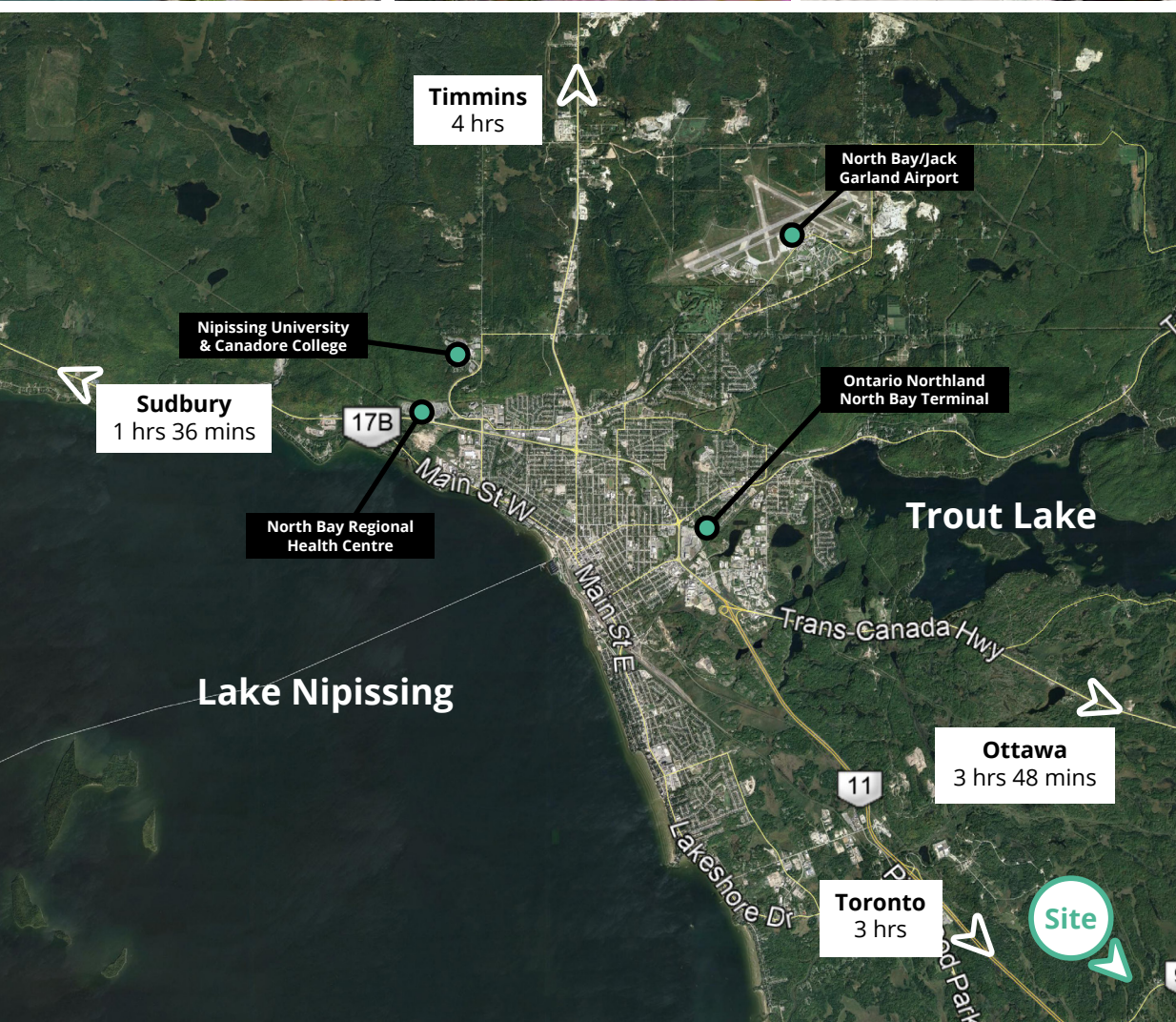


Site plan



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The vibrant City of North Bay is only 00 minutes away

The City of North Bay is just a 00 minute drive north of Callander. It has many attractions and a lifestyle that makes it an attractive place to live. The economy consists of the mining, lumber, manufacturing, government, educational and health sectors to mention a few. It has a number of attractions. Below you will find some excellent information of what make this an ideal area to live while enjoying the outdoors in a safe environment.

About the City of North Bay



14 Museums & Art Galleries



100+ restaurants to choose from (ethnic, fine dining, fast food, family dining)



20+ Hotels and Motels



50+ Campgrounds and Cottages

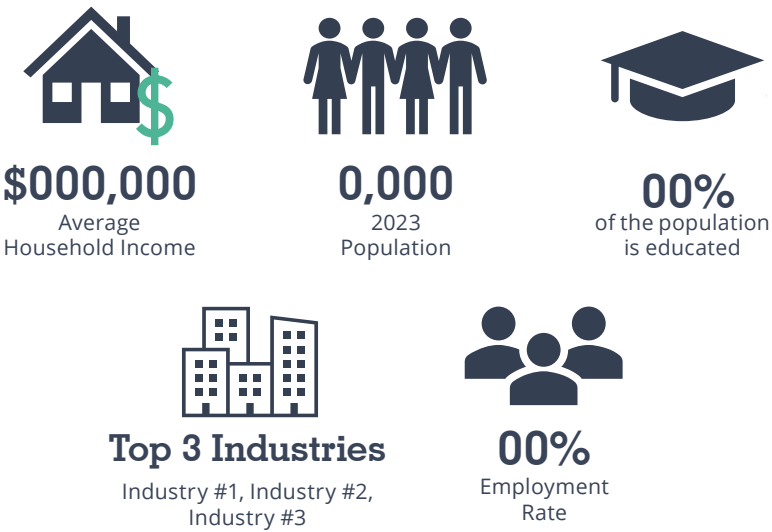


Natures Playground – golfing, fishing, hunting, skiing, snowmobiling, curling, tennis, boating

Read more about the economic developments happening in North Bay: investinnorthbay.ca/

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Demographics | Callander



Drive Times

North Bay	0hr 00min 000km
Sudbury	0hr 00min 000km
Huntsville	0hr 00min 000km
Barrie	0hr 00min 000km
Ottawa	0hr 00min 000km
GTA	0hr 00min 000km

Nearby Amenities Within 5 KM

- Foodland
- LCBO
- I.D.A
- La Piazza Pizza
- 1886 Lake House Bistro
- Angler's Pub and Grill



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