

AVISON
YOUNG

Residential Development Opportunity

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

Callander, ON

**Get more
information**

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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

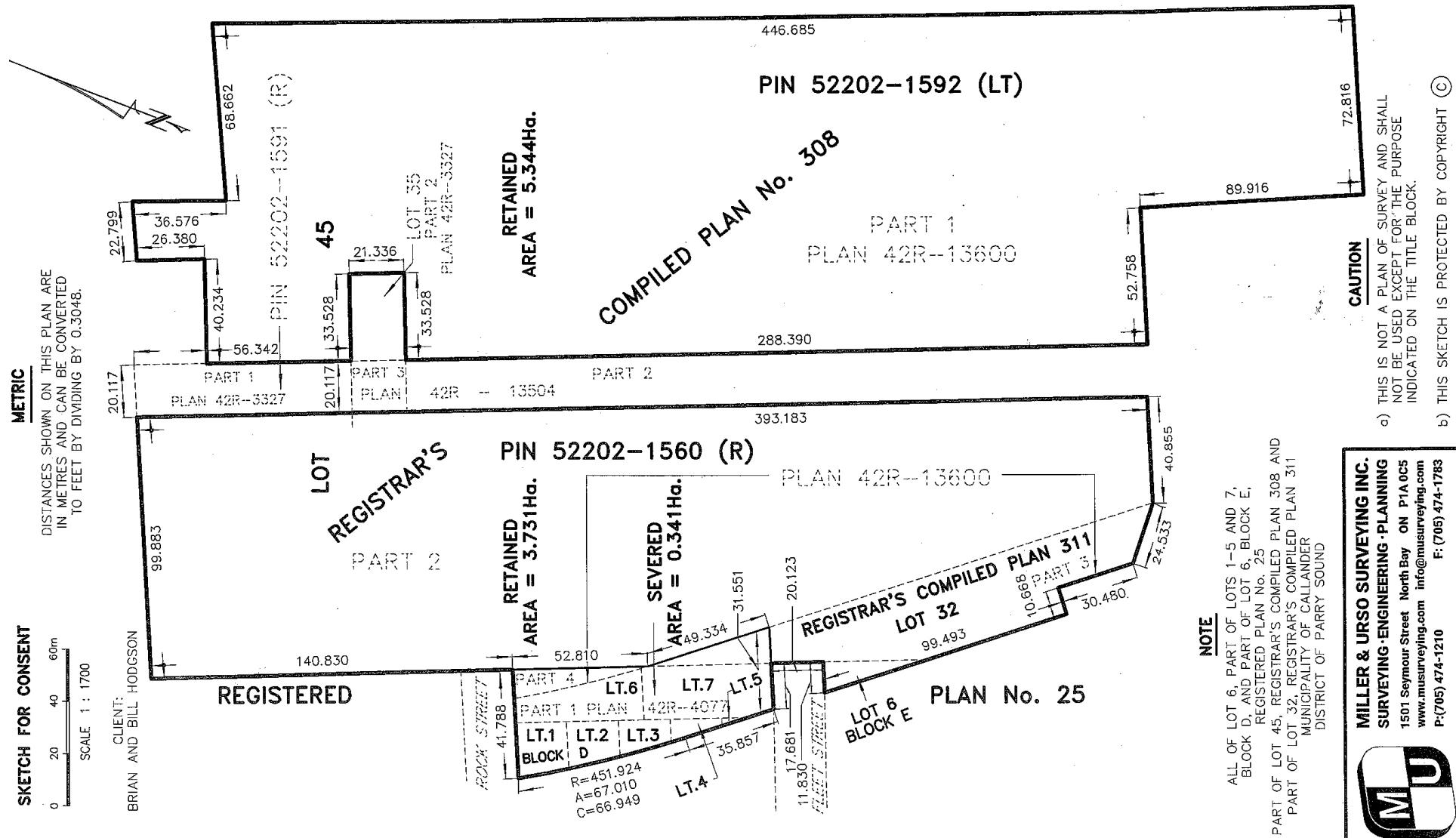
- Draft plan includes Easements for Natural areas, maintaining green space and buffers
- 1/2 km from Nipissing University and Canadore College
- 5 minute drive to all major amenities
- Design Strategy to maintain natural landscaping ('ecoscaping')
- Topographic Mapping Available
- An Active Economic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



Residential Development Opportunity

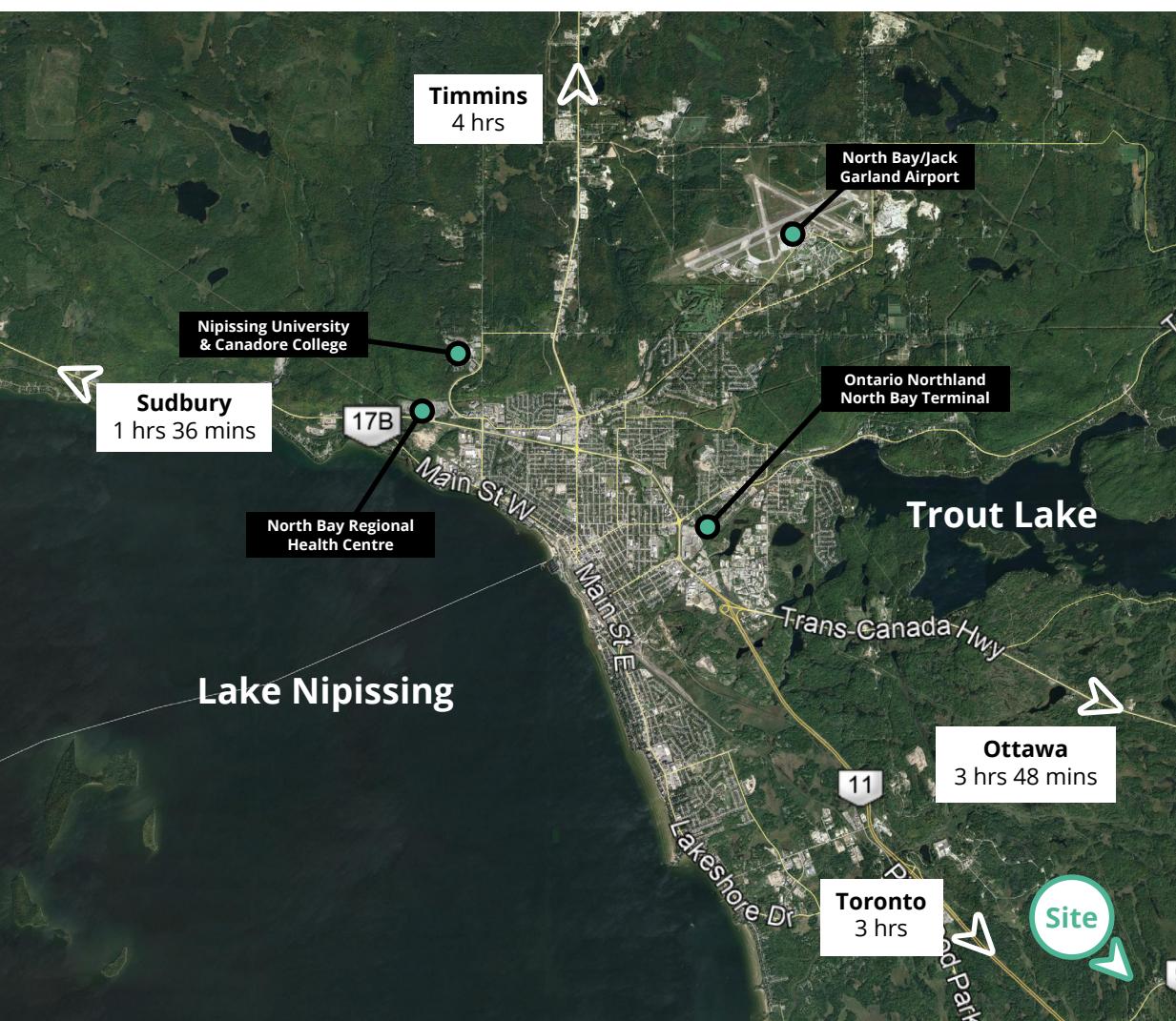
Callander, ON

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
- Nature's 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



\$000,000

Average Household Income



0,000

2023 Population



00%
of the population
is educated



Top 3 Industries

Industry #1, Industry #2,
Industry #3



00%

Employment Rate

Drive Times

North Bay 0^{hr} 00^{min} | 000km

Sudbury 0^{hr} 00^{min} | 000km

Huntsville 0^{hr} 00^{min} | 000km

Barrie 0^{hr} 00^{min} | 000km

Ottawa 0^{hr} 00^{min} | 000km

GTA 0^{hr} 00^{min} | 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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