

FOR SALE

Vacant Land

3001 Highway 11 North, North Bay, Ontario

Mallette-Goring
(N.B.) Inc. Brokerage



Asking Price: \$225,000



FEATURES

- The City of North Bay is often referred to as the “Gateway to the North”, is located some 80 miles east of the City of Greater Sudbury and approximately 220 miles north of the City of Greater Toronto.
- The area is mainly rural with a few residential homes, but mainly commercial and industrial building of the areas that have been developed.
- The subject being north of the city and west of the airport.
- There is no municipal water or sewer and most areas use wells and septic systems. The electricity is from overhead lines, but there are no street lights. There are no curbs or sidewalks and there are open ditches for water run-off.

LOCATION

The subject is located approximately 3 kilometres North from the corner of Highway 11/17 (Trans-Canada Highway)

SIZE OF LAND

- 7.6 Acres +- for Parcel 5931
- 1.65 Acres +- for Parcel 4651

ZONING

C6 - Highway Commercial

LEGAL DESCRIPTION

The subject property is legally described as Parcels 5931 and 4651, Part of Lot 21 Concession A in the Township of Widdifield in the City of North Bay in the District of Nipissing.

OFFICIAL PLAN

Arterial Commercial

FOR SALE Vacant Land

3001 Highway 11 North, North Bay, Ontario

ZONING

Permitted uses in CG Highway Commercial areas shall be limited to include only:

- 6.7.1.1
- Animal Hospitals
- Automobile Sales Showrooms
- Automobile Sales, Service or Leasing Establishments
- Automobile Service Establishments
- Automobile Service Stations and
- Gas bars Automobile Washing
- Establishment
- Banks and Financial Services
- Bed and Breakfast
- Establishments, Clubs and Fraternal Organizations
- Day Nursery
- Farmer's Markets
- Flea Markets
- Funeral Homes
- Garden Centres
- Hotels, Motels, Restaurants and Taverns
- Industrial Equipment Sales and Service
- Liquor, Beer or Wine Stores
- Personal Services
- Establishments Pet
- Daycare Facility
- Pharmacy
- Places of Entertainment
- Places of Worship
- Public or Private garages
- Recreational Vehicle Sales and Service
- Repair Garages
- Retail Lumber and Building Supplies
- Transportation terminal
- Vegetable or Fruit Markets

CONTACT

Christian Fortin
Broker of Record
christian@mgnb.ca
Cell: 705-497-4111

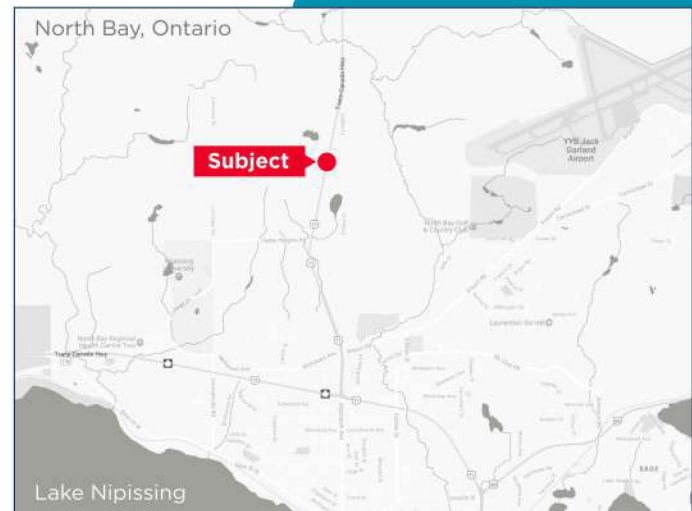
Malette-Goring (N.B.) Inc.
340 Main Street West,
North Bay, Ontario PIB 2Y8
705-472-0000

Peter Barnicke*
Senior Vice President,
Canada
peter.barnicke@cushwake.com
416-865-4678

**Cushman & Wakefield Ltd.,
Brokerage**
161 Bay Street, Suite 1500
Toronto, Ontario M5J 2S1
416-862-0611

SURVEY

- Parcel 4651 the southernmost parcel has 400 feet of frontage on the highway with a depth of approximately 279 feet with an area of 1.65 acres.
- Parcel 5931 has 537.7 feet of frontage on the highway with a depth of approximately 572 feet with an area of 7.6 acres.



NOTE: All Sitalines and measurements are approximate.

These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification during a formal due diligence period. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Prospective purchasers should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

* Broker

Malette-Goring
(N.B.) Inc. Brokerage

**CUSHMAN &
WAKEFIELD**