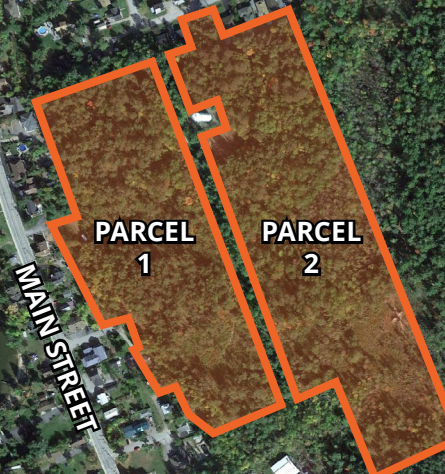


AVISON  
YOUNG

# Residential Development Opportunity

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

Callander, ON



GALLANDER BAY DRIVE

MAIN STREET

PARCEL 1

PARCEL 2

\*Approximate Boundary

**Get more  
information**

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## Residential Development Opportunity Callander, ON

### Property summary

- Approx. 23 developable acres
  - Parcel 1:** 10 acres
  - Parcel 2:** 13 acres

### Highlights

- Municipality will strike Development Fees
- 14 km from Nipissing University and Canadore College
- Beautiful lakefront community with all necessary amenities
- Various development options including singles, towns and stacked-styles, with spectacular views of Lake Nipissing
- Ample servicing available
- Situated minutes between larger communities of North Bay and Muskoka
- 20 minutes to Jack Garland Airport (YYB) - the largest airport north of Toronto
- An Active Economic Development community makes Development Attractive: [investinnorthbay.ca/](http://investinnorthbay.ca/)



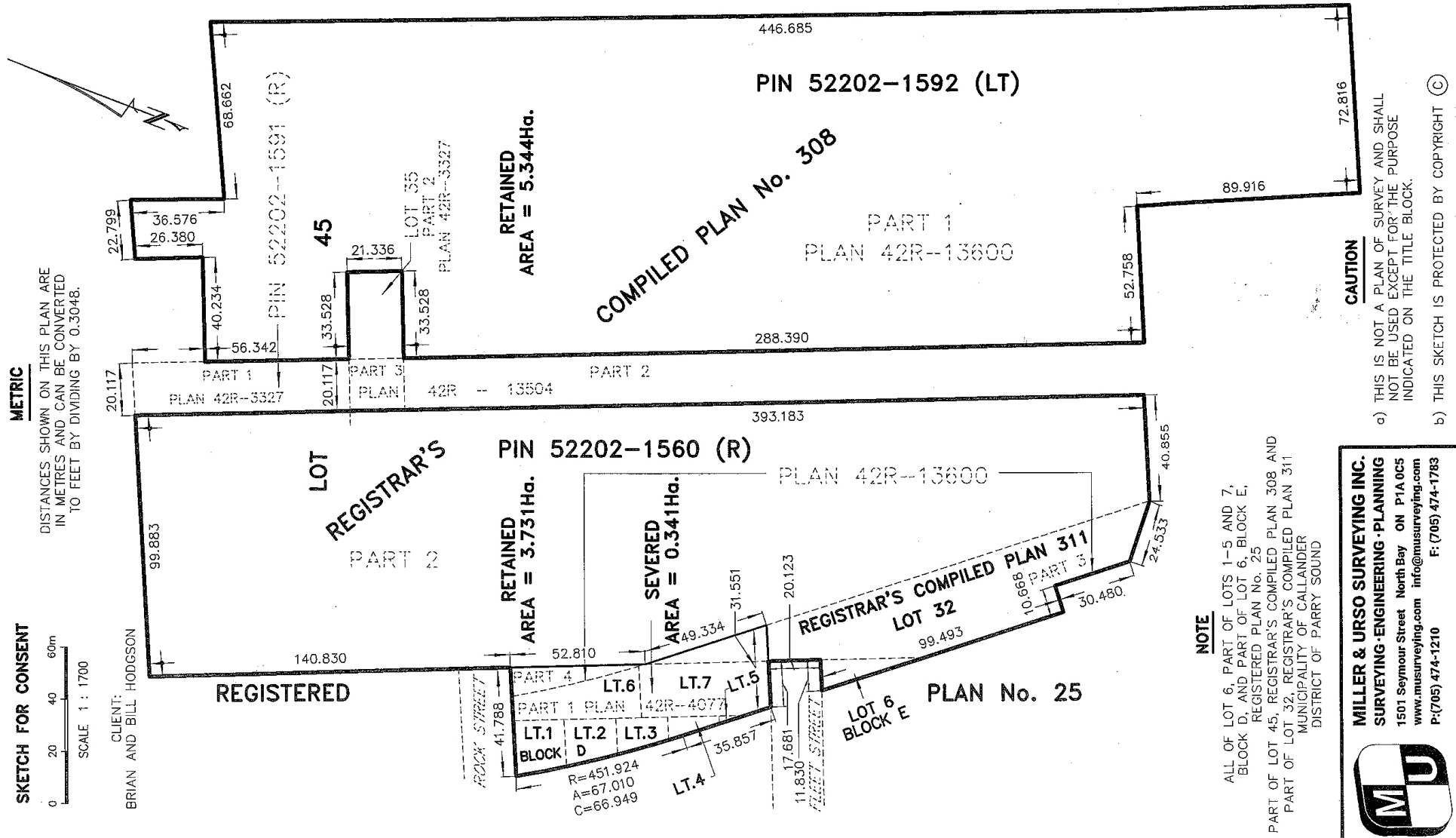
*The property benefits from its proximity to North Bay, a regional service and employment centre that continues to attract long term investment associated with Northern Ontario's mining and critical minerals sector, including initiatives related to the **Ring of Fire**.*

[To learn about \*Ring of Fire\* please click here](#)



**Residential Development Opportunity**  
Callander, ON

**Site plan**



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# Residential Development Opportunity Callander, ON

## Actual site images



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# Residential Development Opportunity

## Callander, ON

### Demographics



**\$115,728**

Average Household Income



**3,162**

2025 Population



### Top 3 Industries

Retail Trade, Health Care and Social Assistance, Construction



**94.5%**

Employment Rate



**74%**

of the population is educated



### Amenities Within Walking Distance

- Foodland Grocery Store
- LCBO
- I.D.A Pharmacy
- Harper's Marina (Boat Slips Available)
- North Bay Yacht Club
- RBC Bank
- Multiple Public Parks
- Post Office
- Callander Bay Dental Group
- Public School (JK-8)
- La Piazza Pizza
- 1886 Lake House Bistro
- Angler's Pub and Grill
- Phoenix Chinese Restaurant
- New Splash Pad at Centennial Park

### Distance to Hospitals:

- North Bay General Hospital: 20 minutes
- Huntsville District Hospital: 1 hour

Read more about the economic developments happening in North Bay: [investinnorthbay.ca/](http://investinnorthbay.ca/)



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## Residential Development Opportunity Callander, ON

## The Municipality of Callander

Enjoying increasing growth, from families to developments geared for retirees, Callander is thriving.

Steady growth in the schools and an engaged retirement population is shaping the community, with expanding parks with splash pads, skating rinks, bike paths, and beachfronts. Primarily residential in nature, the community benefits from its 15-minute proximity to North Bay and all the amenities it has to offer.

The site is prime; forested in nature, with a topography and elevation providing sweeping vistas of Lake Nipissing. This site is truly a unique development opportunity within a quaint, yet vibrant community. Community planners are engaged, and enthusiastic to support the new development. With services available, and no development fees, this opportunity awaits a developer's vision.

### About Callander & 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

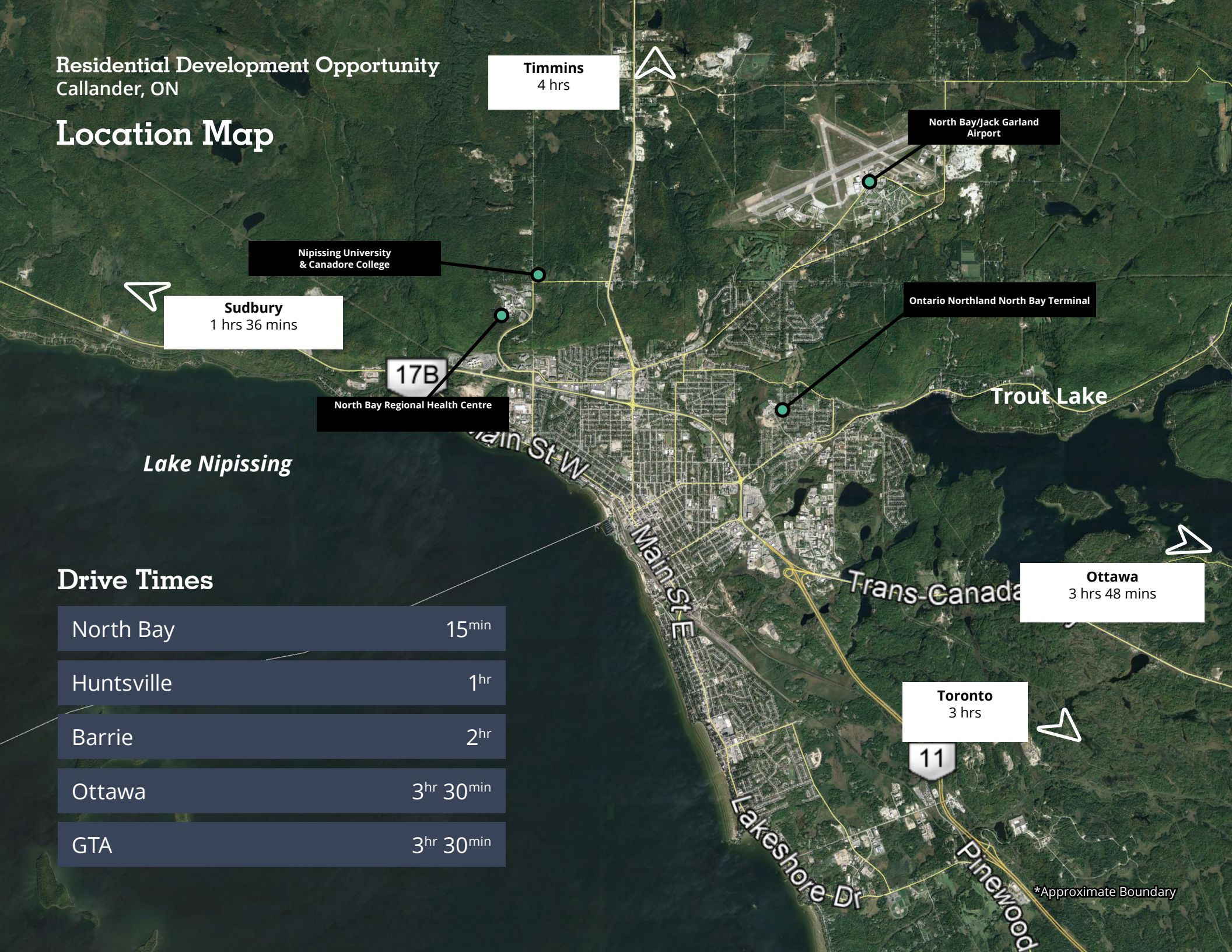


Nature's Playground – golfing, fishing, hunting, skiing, snowmobiling, curling, tennis, boating



Residential Development Opportunity  
Callander, ON

# Location Map



**Sudbury**  
1 hrs 36 mins

**Timmins**  
4 hrs

North Bay/Jack Garland  
Airport

Nipissing University  
& Canadore College

Ontario Northland North Bay Terminal

17B  
North Bay Regional Health Centre

Trout Lake

Lake Nipissing

## Drive Times

North Bay	15 min
Huntsville	1 hr
Barrie	2 hr
Ottawa	3 hr 30 min
GTA	3 hr 30 min

**Ottawa**  
3 hrs 48 mins

**Toronto**  
3 hrs

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\*Approximate Boundary

# Residential Development Opportunity

Callander, ON

## Get more information

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