

Subject Property
Approx. locations



FOR SALE

111 Government Road West Kirkland Lake, ON

Key Features

±34,342 SF of vacant C1-zoned commercial land located at the southeast corner of Government Road West and McChesney Avenue in Kirkland Lake, Ontario. Former gas station site with improvements removed, positioned in the city's primary commercial corridor with strong visibility and access. The property sits directly adjacent to an operating Circle K and Shell Gas Bar, offering excellent redevelopment potential within an established retail hub. Buyer to verify zoning, permitted uses, and any applicable restrictions.

3-MILE (POP.)	N/A	AVG. HH. INCOME	\$62,400
5-MILE (POP.)	N/A	RE TAXES	N/A
YEAR BUILT	N/A	ZONING	C1
PARKING	N/A	TAX PARCEL	546800000410700
TRAFFIC COUNTS	Medium Traffic	SPACE USE	Vacant Commercial Land

Restrictions

Property will be restricted against uses competitive with convenience stores.

Building	Land	Zoning	Asking Price
N/A	34,342	C1	\$400,000



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