

INVESTMENT OPPORTUNITY

30 GOVERNMENT ROAD WEST

KIRKLAND LAKE, ON



**RETAIL
INVESTMENT
GROUP**

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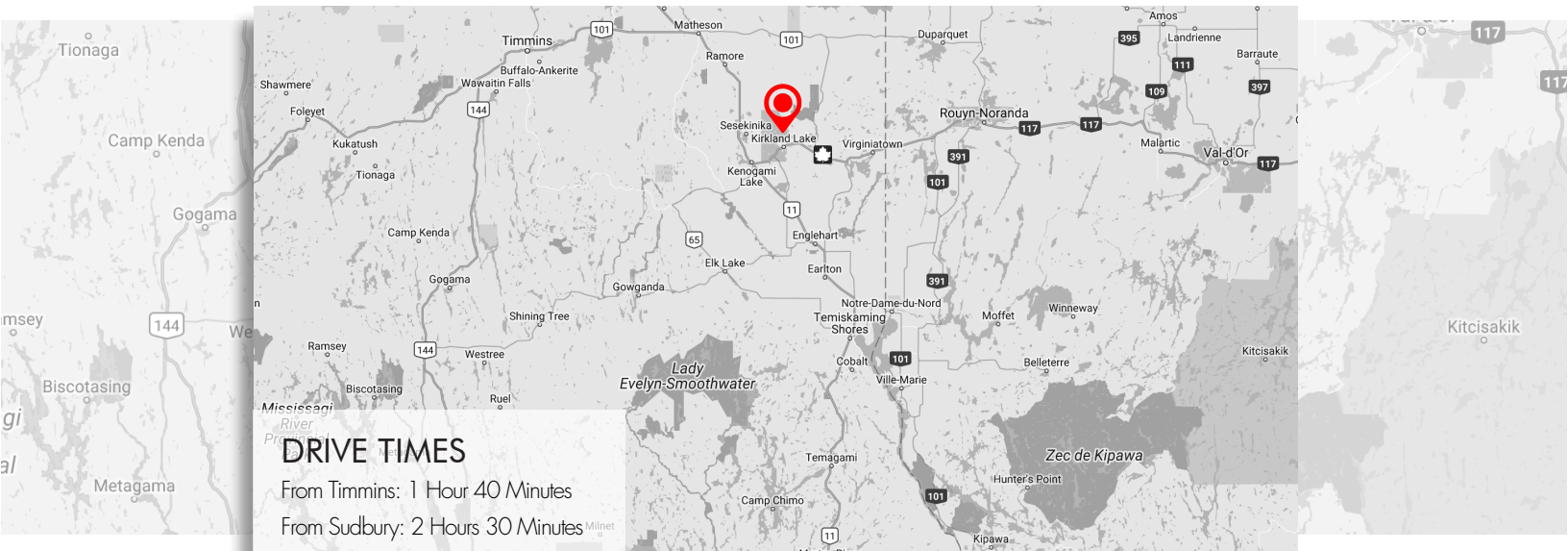
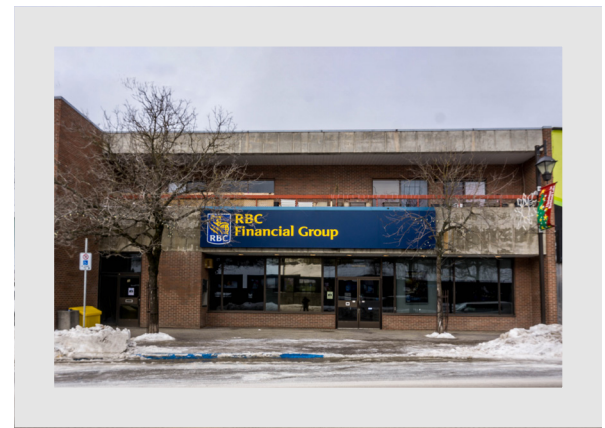
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The Subject site is a two storey brick building located on the north side of Government Road West, the main commercial arterial through the downtown area of Kirkland Lake between Prospect Avenue and Market Street. The property has been occupied by the Royal Bank of Canada since 1977 and now has a new 5 year lease extension that runs until October 31, 2022. The surrounding buildings are a mix of retail and commercial uses. Government Road West features a variety of national and independent tenants including IDA Pharmacy, Subway, H&R Block, TD Bank and CIBC. The Property presents a rare opportunity to acquire a care-free investment with a highly coveted tenant that has a long history at this location.

SITE AREA	0.19 ac.
GROUND FLOOR SPACE	6,033 sq. ft.
BASEMENT SPACE	1,968 sq. ft.
TOTAL LEASED AREA	8,001 sq. ft.
FRONTAGE	65 ft. along Government Road West
PARKING	6 spaces in rear
ZONING	C1 - Commercial
NOI	\$162,857
ASKING PRICE	\$2,100,000



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