

Austin & Austin

Realty Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$249,000

**424 & 428
Government Street**

163' x 226' x irr.

Highway Commercial on Dryden's Golden Mile, 163' of highway frontage over 2 lots. Situated directly across from Canadian Tire and Mark's. Two income properties presently tenant occupied. 1-1/2 Storey, 5 bedroom, 97' x 264' lot, plus a 2 bedroom bungalow, 66' x 226.12' lot. As per Seller's wishes, properties must be sold together. A great opportunity for the right buyer! Listing Sales Representative: Judy Grant C-519

424 Government Street



428 Government Street



424 Government Living Room



424 Government Kitchen



424 Government Bath



424 Government Bedroom



424 Government Back Entry



424 Government F/A Gas Furnace (2025)



428 Government Living Room



428 Government Kitchen



428 Government Bath



428 Government Bedroom



428 Government Bedroom



428 Government F/A Gas Furnace



List Price: \$249,000 **Address:** 424 & 428 Government Street
File Number: C-519 **Zoning:** Highway Commercial
Legal: Plan M115, Lot 12, PCL 17375 & Plan M163, Lot 13, PCL 14119, City of Dryden
Lot Size: 66' x 226.12' & 97.35' x 264' irr. **Taxes:** \$1577 #428, and \$1385 #424
House Size: 804sqft+/- main, 552sqft+/- up **MPAC Assessment:** _____
Estimated Age: _____ **Style:** 1-1/2 Storey
Exterior Finish: Vinyl siding **Roof Cover/Age:** Asphalt shingles
Driveway: Natural **Window Style:** mixed
Foundation: concrete **Basement Size:** full
Basement Finish: unfinished
Heat/Cost: F/A Gas **Plumbing:** mixed
H.W.T. Owned **Garage:** Older garage on 428 Government St
Panel: 60 & 100 amp panel **Consumption:** #424 is 60 amp, #428 is 100 amp panel
Detached Units: _____
Septic System: City Services
Water System: City Services
Rooms **Bedrooms**
Kitchen: 9'6" x 14' **1:** 9'2" x 11'2" main floor
Dining Room: Combined **2:** 9'4" x 11'5" main floor
Living Room: 13'4" x 17'3" **3:** 7'6" x 8'11"
Other: _____ **4:** 7'9" x 9'
Baths: 4 pc upstairs **5:** 10'5" x 11'10"
Inclusions: Includes 424 Government St., two bedroom bungalow approximately 800 sqft+/- on a 66' x 226' lot. Above measurements are for 428 Government St.

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

C-519

424 & 428 Government Street

Highway Commercial Properties on Dryden's Golden Mile. 163' of highway frontage over 2 lots. Situated directly across the highway from Canadian Tire, Mark's and Pizza Hut.

Two Income properties are presently tenant occupied, 428 Government Street, 5 bedroom, 1 ½ Storey, 804 sqft +/- main, 552sqft +/- upstairs, 4pc bath. Recent upgrades include Gas hot water tank and asphalt shingles. Owner pays sewer and water. 97' x 264' lot.

424 Government Street approximate approx., 800 sq.ft., 2 bedroom bungalow, 4pc bath. Recent upgrades include F/A Gas furnace 2025, owned gas hot water tank and asphalt shingles. Owner pays Hydro. 66' x 226.12' lot.

As per Seller's wishes, both properties must be sold together.

A great opportunity for the right buyer.