

Austin & Austin

Realty Ltd. Brokerage

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



\$275,000

**13748 Highway
17 East**

5.25 acres +/-

**Sturdy built commercial building offers 2730sqft +/- of future use. Current utility includes office/meeting space, a large storage room, utility rooms, and a large attached 25' x 25' garage. Excellent access off Highway 17, with 5.25 acres to utilize. Upgrades to roofing and HVAC systems in 2000.
Listing Sales Representative - Brenda Caren C-495**

13748 Highway 17 East

C-495

On top of the hill sits your future business opportunity!

Just over 2700 square feet +/- of future commercial space affords myriad options.

Truly sturdy building, clad in corrugated metal, offers block concrete walls in many rooms.

Upgrades in 2000 to the roof and HVAC systems.

Building is heated with electricity.

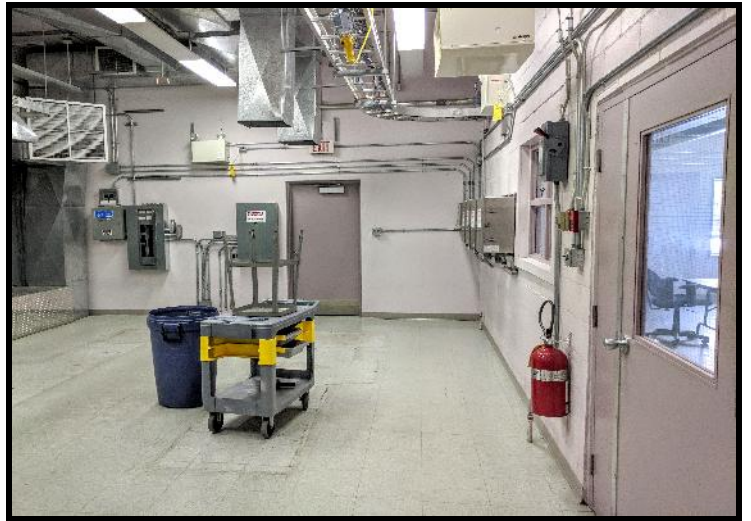
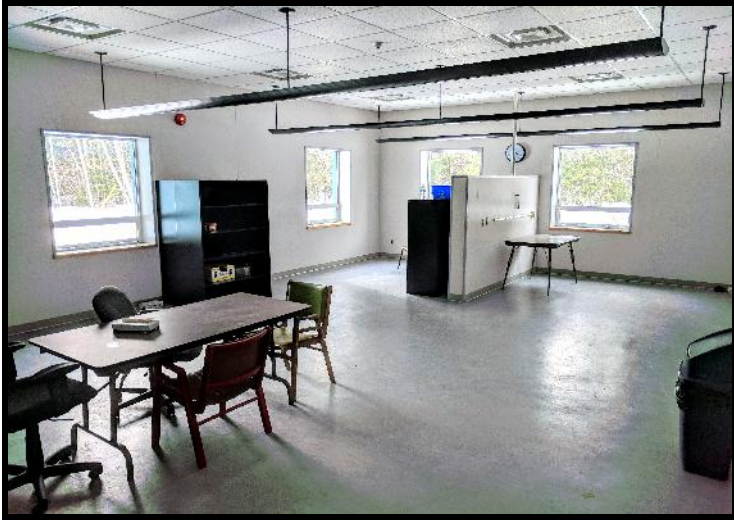
Currently configured to enjoy a large meeting/office space, a large storage room, 2 large utility rooms, a 2 piece bathroom, and a 25' x 25' attached garage.

5.25 acres irregular lot.

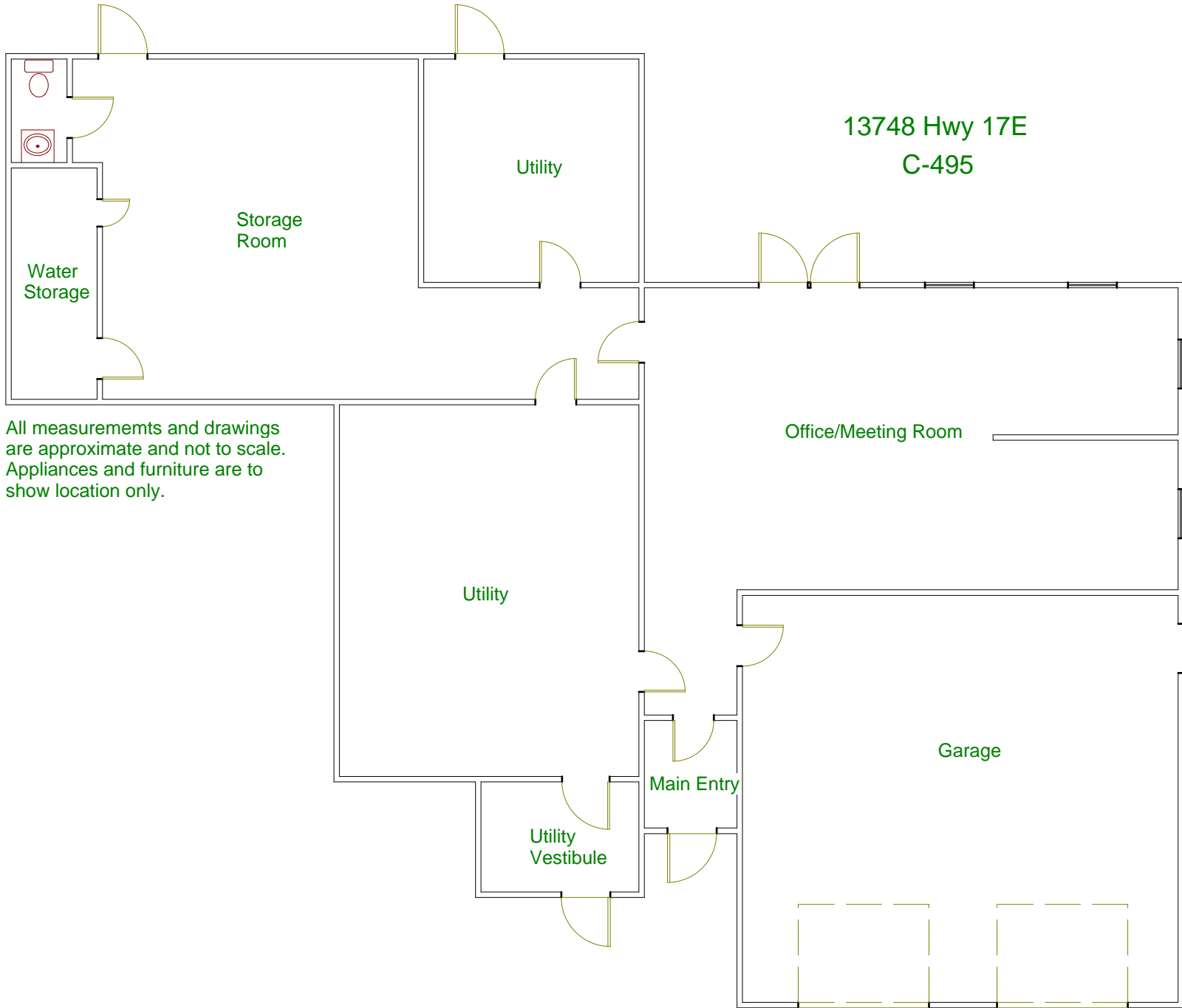
Property is tucked away from the highway providing lots of privacy.

Close proximity to all Dryden city amenities.

Hydro costs on file.



13748 Hwy 17E
C-495



All measurements and drawings are approximate and not to scale. Appliances and furniture are to show location only.



Trans-Canada Hwy

Twin Towers

2

Elm Bay Rd

Elm Bay Rd

Bay Rd

