

# 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



**\$299,000**

**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:** \$299,000      **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:** 100      **amp panel**      **Consumption:** \_\_\_\_\_  
**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.