

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



\$284,900

6 & 8 Earl Avenue

25' x 44'

Centrally located, fully leased Commercial building with separate entrances. Upstairs is a 1,000 sq.ft., 2 Bed, 1 Bath w/laundry Apt. Lots of natural light and features access to a rooftop deck. Main floor consists of 2 commercial spaces that share a common 2pc bath both with storefront visibility. Full bsmt. that houses the mechanical, laundry for commercial tenants and an additional rental storage space. Walking distance to amenities and near many of Dryden's busiest stores. Listing Sales Representative: Brenda De Smit C-520

Upstairs Rental Living/dining



Upstairs Rental Kitchen



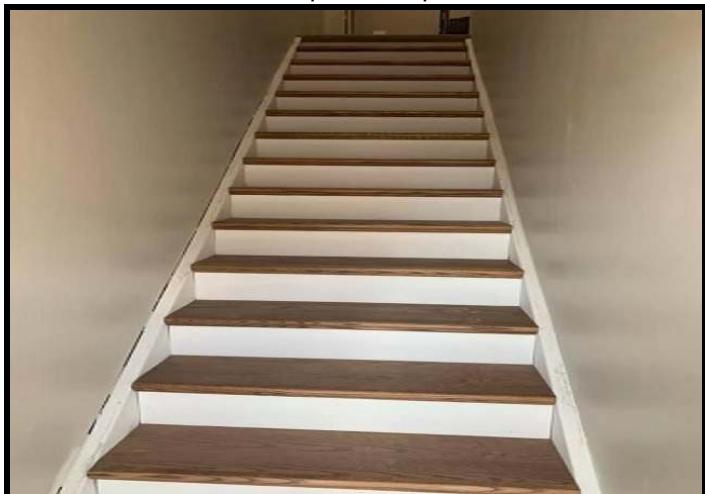
Upstairs Rental Bath



Upstairs Rental Laundry



Stairs to Rental apt with separate entrance



Back of Building, 2 Separate Entrances



Commercial Tenant Hair Salon



Commercial Tenant Dog Grooming



Commercial Tenant's shared Bath



Street View



1 of 2 Furnaces & HWT



A/C Units



List Price: \$284,900 **Address:** 6 & 8 Earl Avenue
File Number: C-520 **Zoning:** Commercial Downtown
Legal: Pin #420860015 & 420860016
Lot Size: 25' x 44' +/- **Taxes:** \$3,543 (2025)
House Size: 2,000 sq.ft. +/- **MPAC Assessment:** \$123,000
Estimated Age: 1956 +/- **Style:** 2 Storey
Exterior Finish: Brick & Stucco **Roof Cover/Age:** 10-12 yrs old
Driveway: None, no parking included **Window Style:** Mixed
Foundation: Block **Basement Size:** Full
Basement Finish: Utilities, laundry area for commercial tnts, rentable locked storage room
Heat/Cost: F/A Gas (2 Furnaces 5-6yrs old) \$2,760/yr **Plumbing:** Mixed
H.W.T. 2 tanks both owned **Garage:** n/a
Panel: amp panel **Consumption:** 3 separate meters (owner portion \$1,066)
Detached Units: None
Septic System: City metered services 2025 water/sewer total \$ 2,294
Water System: City metered services
Rooms **Bedrooms**
Kitchen: “See attached floor plan” **1:** _____
Dining Room: _____ **2:** _____
Living Room: _____ **3:** _____
Other: _____ **4:** _____
Baths: _____ **5:** _____
Inclusions: Fridge, stove, microwave, washer & dryer.
apartment pictures are prior to current tenant when it was vacant

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

6 & 8 Earl Avenue
C-520

Consider this potential investment!!

Centrally located near many amenities and steps away from some of the busiest shops in downtown Dryden providing great foot traffic for your commercial tenants.

Currently fully leased and bringing in \$ 2,845/month in rental income. This includes a separate locked area in the basement that is currently rented out for storage.

Main level consists of 2 commercial spaces, both have front door access and large picture windows, great for their advertising. One at 400 sq.ft. +/- and the other 600 sq.ft. +/-

They share a 2pc Bathroom and also have access from the rear of the building.

The 2nd floor features a 2 Bedroom, 1 Bath with laundry Apartment. The unit has its own separate entrance from the back of the building. It features many large windows letting in great natural light and a bonus feature...roof top deck! Perfect for summer! At 1,000 sq.ft. +/- this apartment packs a punch.

Updated bathroom with walk-in shower, generous sized bedrooms, primary has a walk-in closet and great storage space throughout.

The basement level houses all of the utilities. Storage and laundry for the commercial tenants and a separate/locked room that is currently rented out.

Both commercial leases run through to Dec 31/26

Apartment lease to Feb 28/26

Basement storage is rented on a month-to-month basis

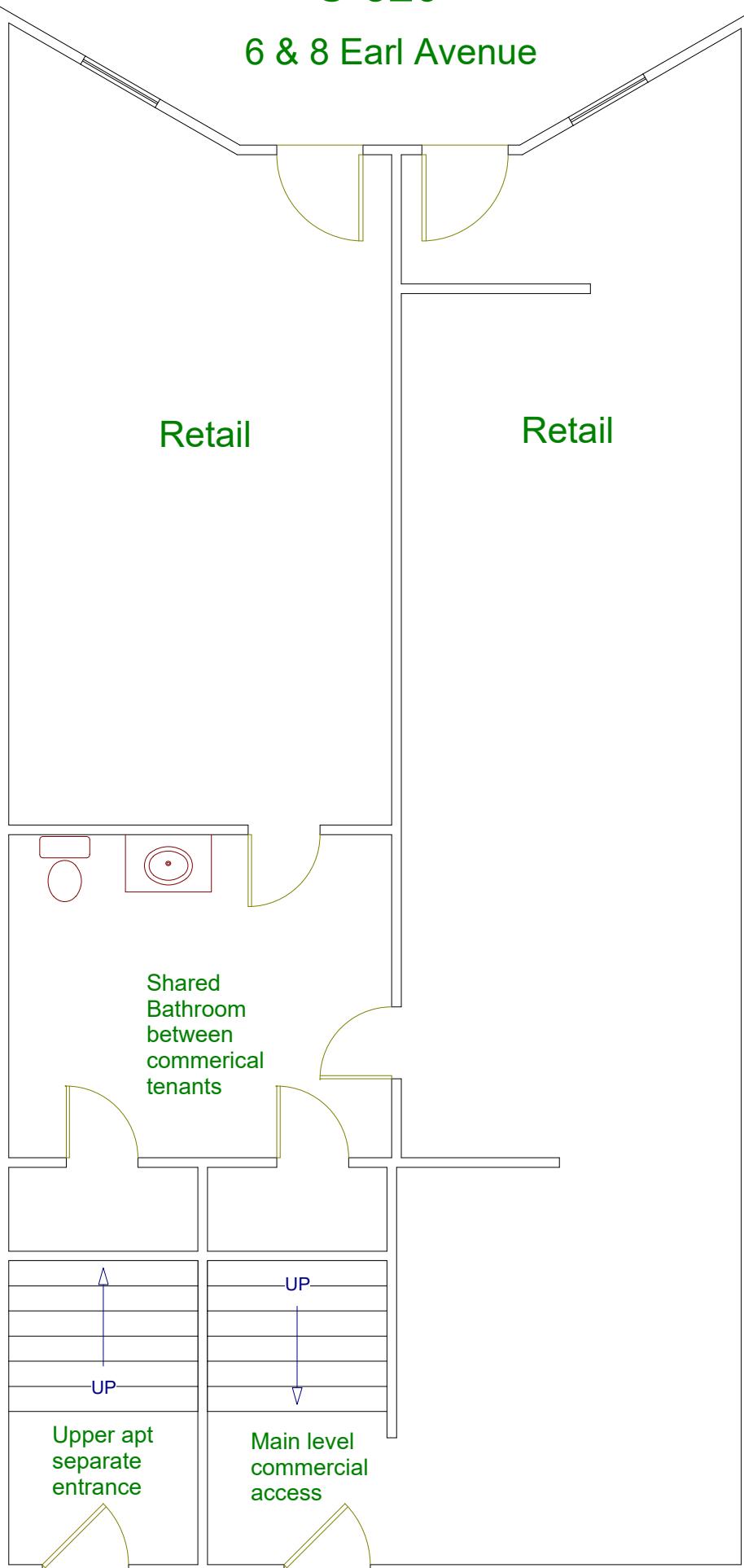
Large Commercial space & Apartment are both + hydro

Utility costs on the information page are the owner's portion.

Please inquire for further Expense Breakdown

C-520

6 & 8 Earl Avenue



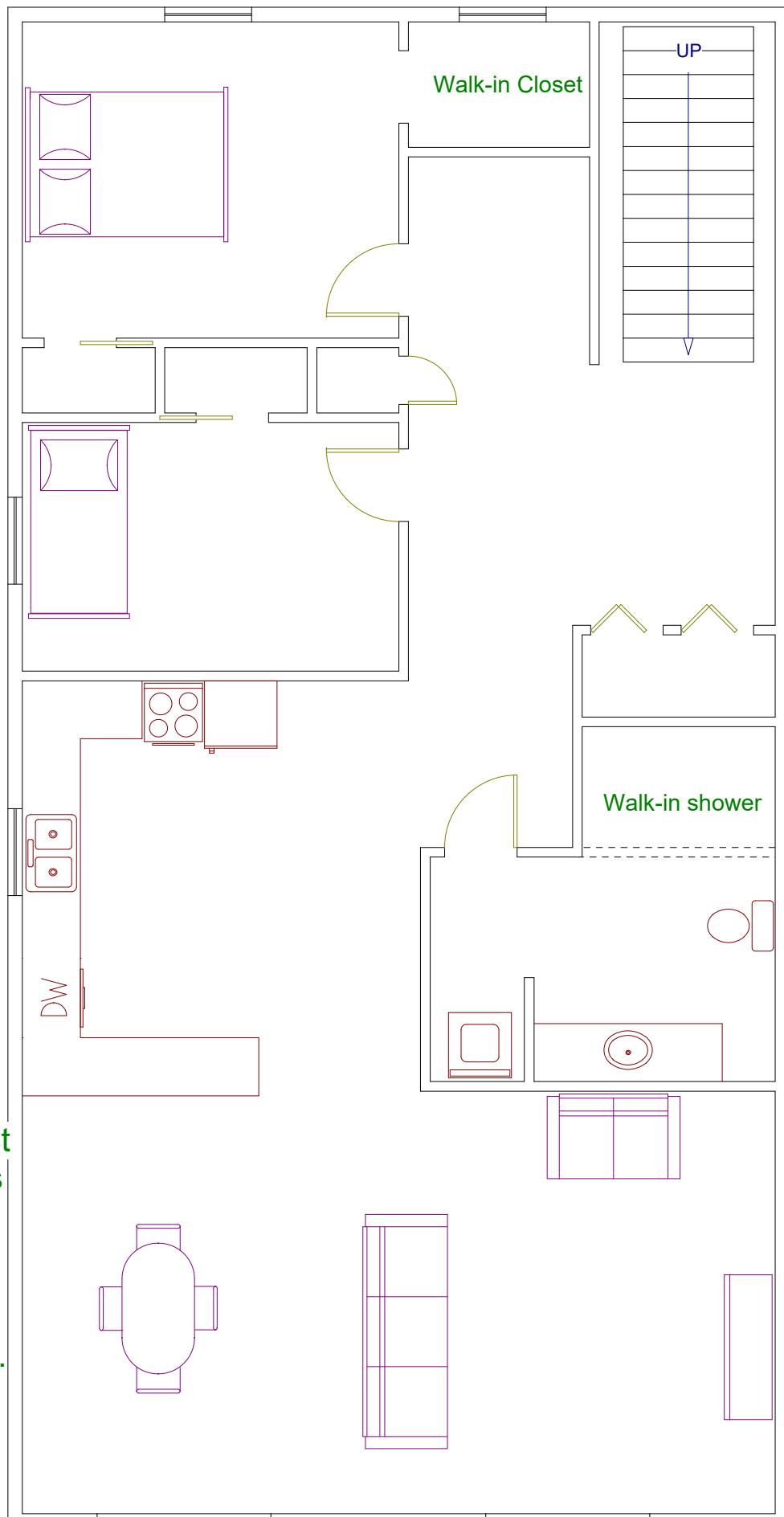
Main Floor Retail

Floor plan not to scale.
Measurements are approximate.
Appliances are for illustration.

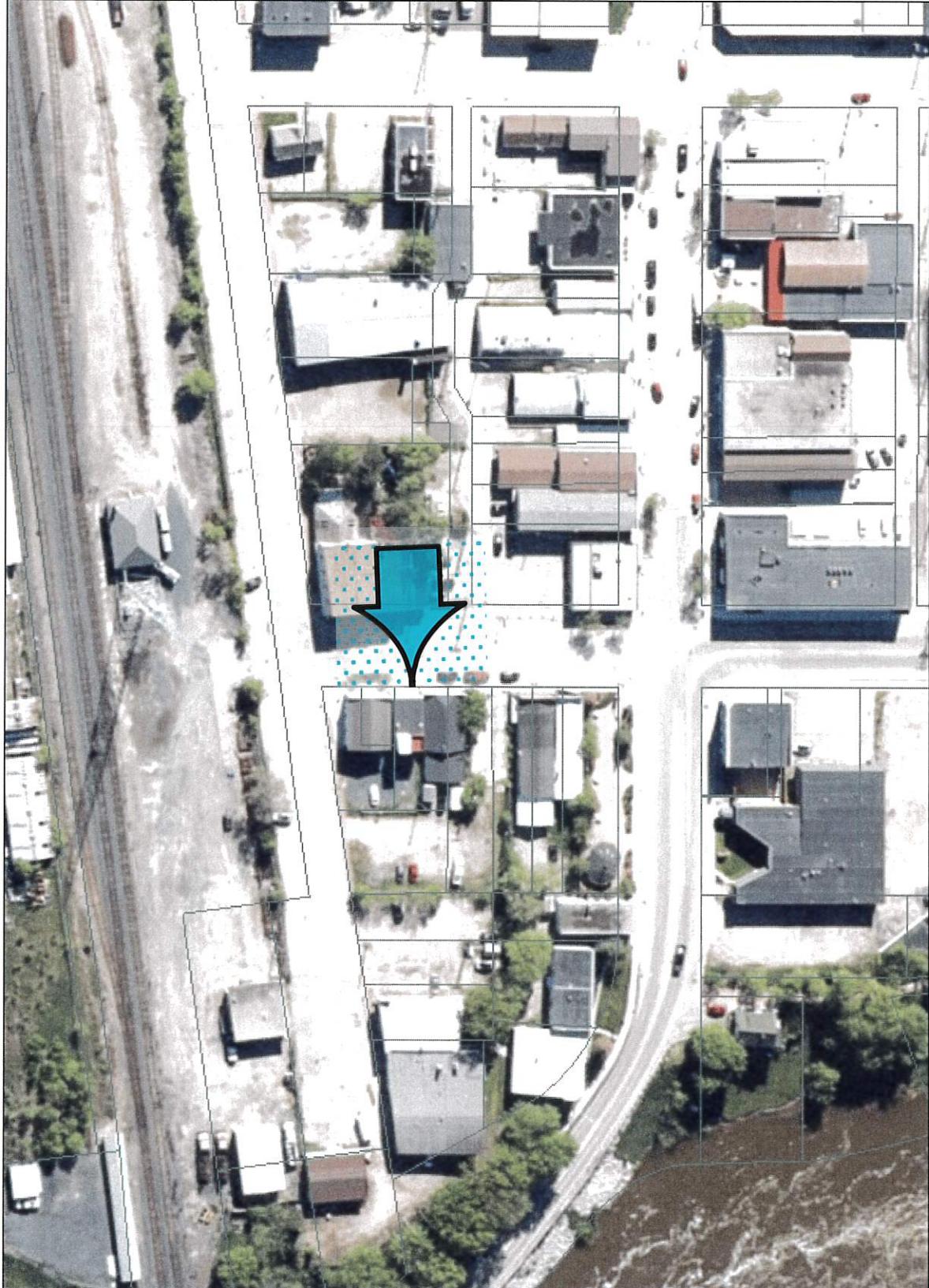
Note: Back wall of building is slightly narrower than front wall.
Floor plan does not show the correct angle, (there is a slight angle of the North wall of the building). Please see lot plan.

11 Casimir Ave.
C-520

Upstairs Living Quarters:



Legend



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