

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



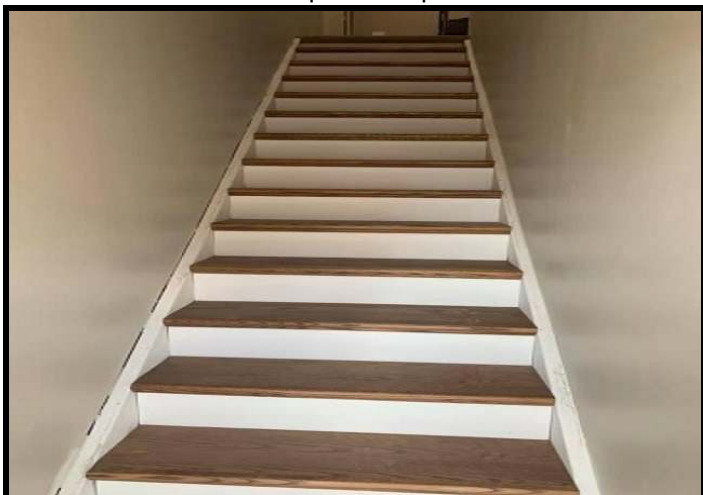
Upstairs Rental Bath



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



*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

Retail

Retail

Main Floor Retail

Shared
Bathroom
between
commercial
tenants

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

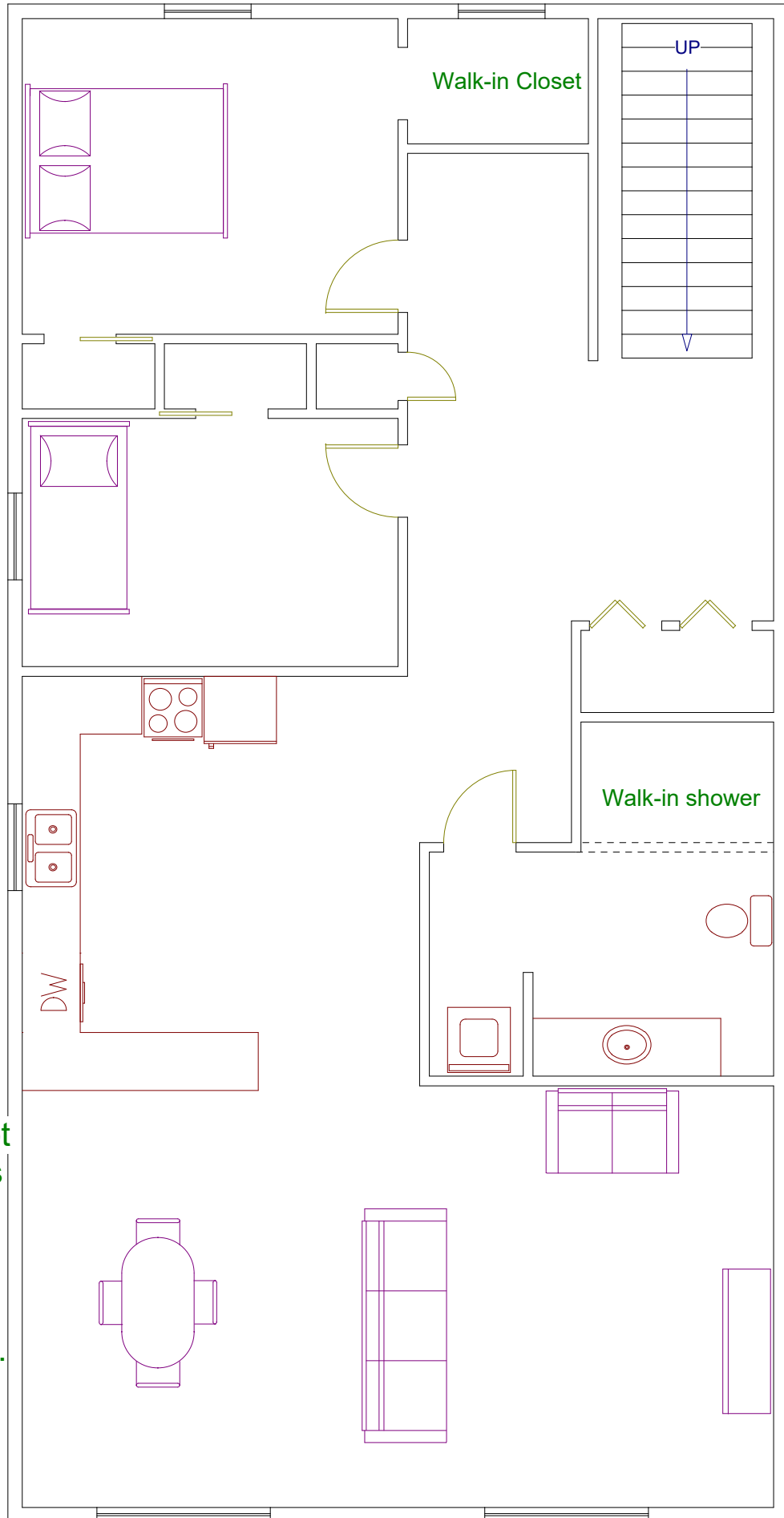
Upper apt
separate
entrance

Main level
commercial
access

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:



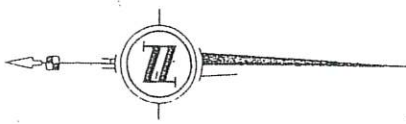
Furniture & appliances are not included: Measurements are not to scale, for illustration purposes only.

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

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QUEEN -
REGISTERED PLAN M-225

W. J. BOWMAN LTD.
ONTARIO LAND SURVEYORS
1994



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THIS PLAN MUST BE READ IN
CONJUNCTION WITH SURVEY REPORT
DATED June 24 1994

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NOTE

LEGEND
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DENOTES A PLANTED SURVEY MONUMENT

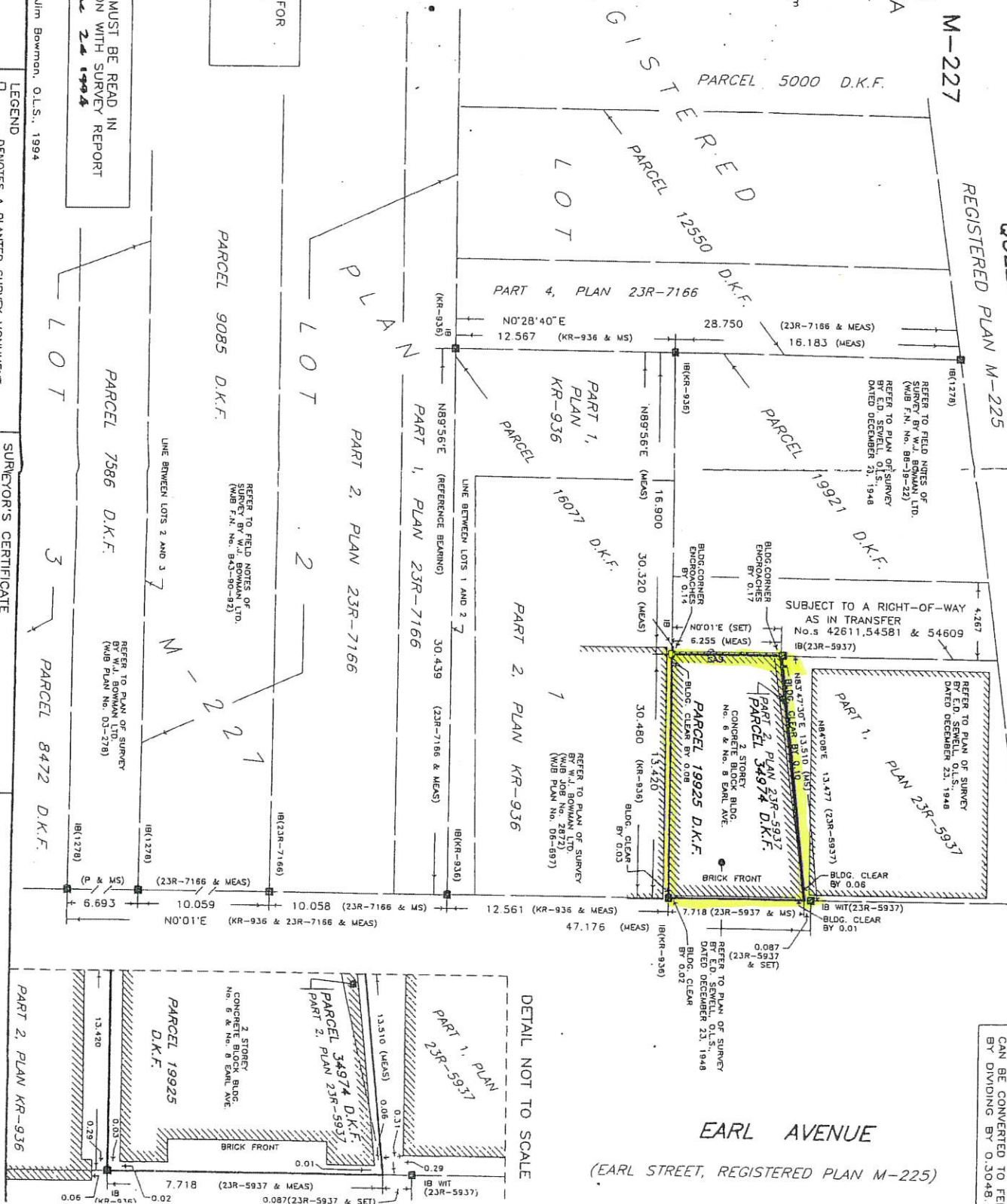
SURVEYOR'S CERTIFICATE

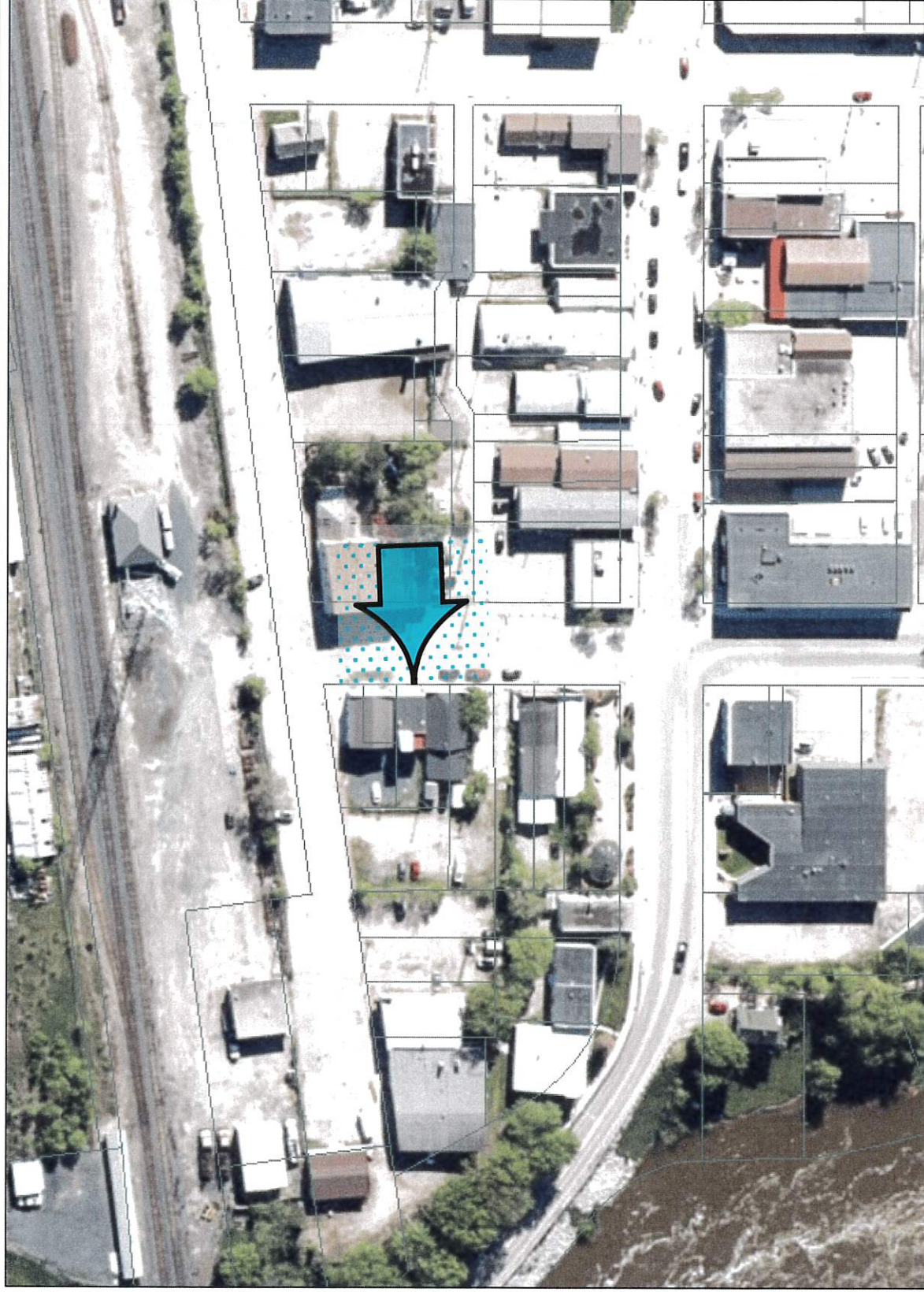
W. J. ROWMAN : ITN

CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.

EARL AVENUE

(EARL STREET, REGISTERED PLAN M-225)





Legend

- [illegible]



Projection: Web Mercator

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