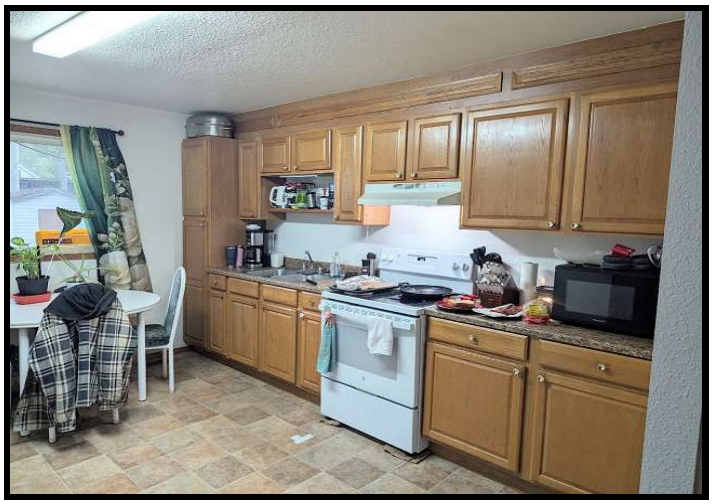
Austin & Austin Realty Brokerage

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

$269,000	54 Hearst Avenue	49.5' x 107'

Looking for an Investment Property? Want to have tenants pay for your investment? Then look no further...this Duplex with separate entrances has plenty to offer. Lots of parking off the front and off the back lane with a big level lot. Both units are currently rented. Upper unit features 2 bedrooms, 4pc bath and upper balcony. Main floor features, 2 bedrooms, back deck, includes the basement with laundry and a back deck. Walking distance to downtown.
Listing Sales Representative: Brenda De Smit H-1828

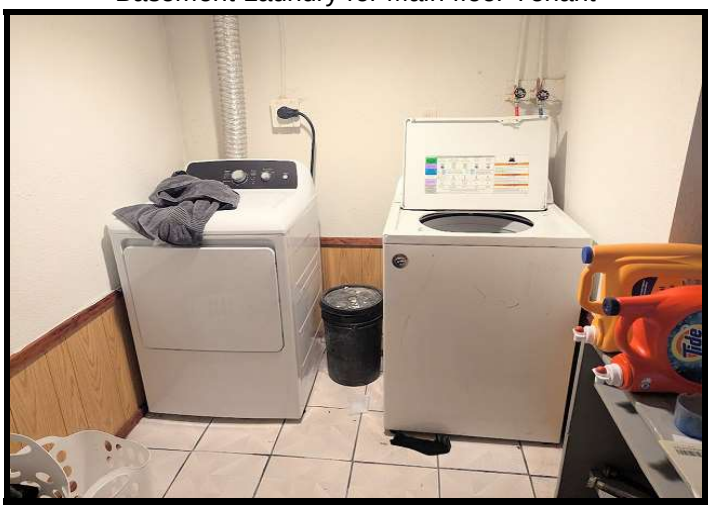
Main Floor Unit Kitchen



Main Floor Unit Living Room

Main Floor 3pc Bath

Basement Laundry for Main floor Tenant



F/A Gas Furnace supplies main floor & bsmt

Back of Unit, plenty of parking space, back lane

Side of Unit, upper balcony for upper apt

Upper level Kitchen

Upper Level Living Room

Upper Bedroom 1

Upper Bedroom 2

Upper Level 4pc Bath

List Price: $269,000 ***Address:*** 54 Hearst Avenue

File Number: H-1828 ***Zoning:*** RM

Legal: PCL 16576 SEC DKF; LT 158 PL M153; N 1/2 LT 159 PL M153; Pin# 420850817

Lot Size: 49.5 x 107 +/- ***Taxes:*** $1,866 (2026)

House Size: 1,344 sq.ft. +/- ***MPAC Assessment:*** $92,000

Estimated Age: 1948 ***Style:*** 2 Storey Duplex

Exterior Finish: Vinyl ***Roof Cover/Age:*** Shingles Oct 2026

Driveway: Gravel ***Window Style:*** Vinyl

Foundation: Poured Concrete ***Basement Size:*** Full

Basement Finish: Rec room, laundry

Heat/Cost: (Up Apt-elec. Bsbrd.) (Main Apt-F/A Gas) ***Plumbing:*** Copper/ABS

H.W.T. Owned ***Garage:*** None

Panel: _____ ***amp panel*** ***Consumption:*** Paid by tenants

Detached Units: Shed

Septic System: City metered Services

Water System: City metered Services

Rooms		***Bedrooms***	
Kitchen:	11’ x 13’ / 11’x12’	***1:***	9’5 x 11’
Dining Room:	Eat-in	***2:***	7’ x 11’
Living Room:	10’x 15’ / 10’ x 15’	***3:***	9’6 x 10’9
Other:		***4:***	8’5 x 10’5
Baths:		***5:***	

Inclusions: **measurements are not exact/buyer to verify**

2 Fridges, 2 stoves, 1 washer & 1 dryer are included in “as is” condition

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

54 Hearst Avenue Duplex

H-1828

A great opportunity to buy an investment property and have your tenant help you pay off your mortgage.

Located walking distance from downtown and steps away from the high school this 2 Storey Duplex has much to offer.

Set on a generous sized level lot gives you a driveway and parking off of Hearst Avenue as well as backlane access providing extra parking and room to add storage units for the tenants if you wish.

Upper level apartment has its own separate entrance accessed from the front by a set of stairs. Eat-in kitchen, living room, 2 bedrooms and a 4pc bath. This unit is heated by electric baseboard and has its own separate hydro meter. No laundry.

Main Level apartment has entrance from the front and back, access to a back deck as well as to the basement which houses the laundry and additional rec room space. Main floor houses the kitchen, living room, 2 bedrooms and a 3pc bath. Heated with F/A natural Gas (8 yrs old +/-)

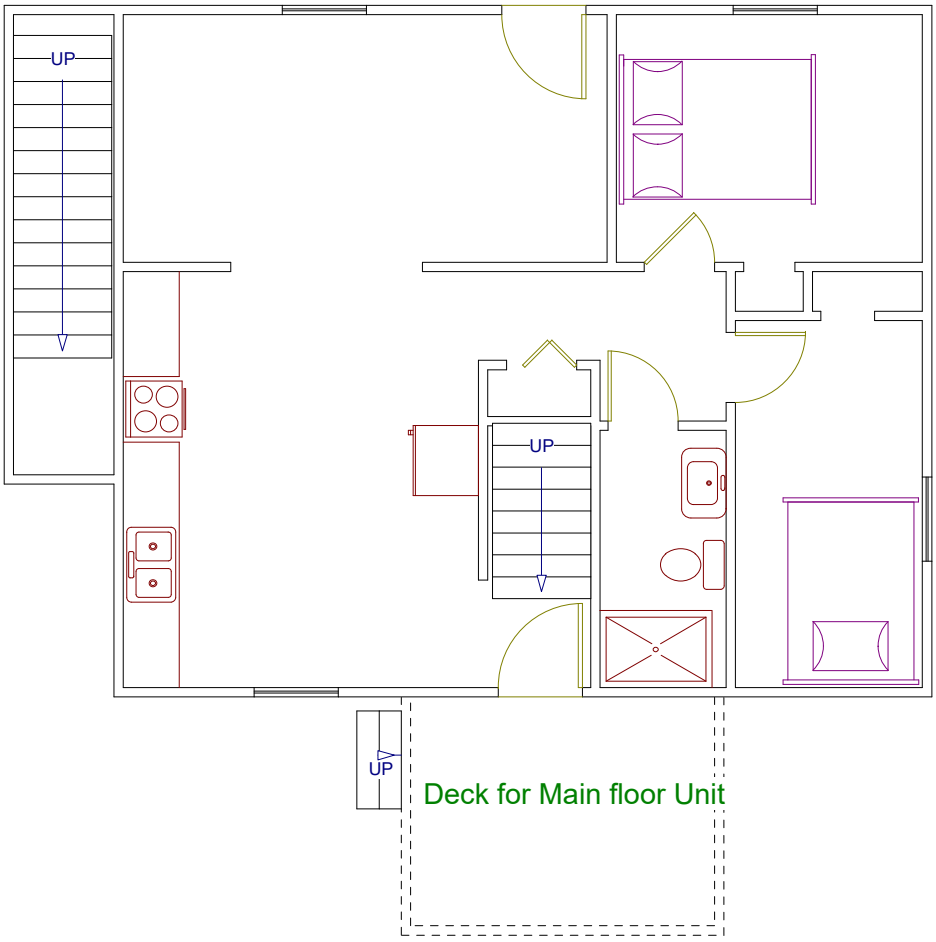
Main Level is currently occupied, $1,500/month + utilities

Upper Level is currently occupied, $1,000/month + utilities

Previous records show: Siding & windows 2004, and the weeping tile done on the back, south and front walls in 2009.

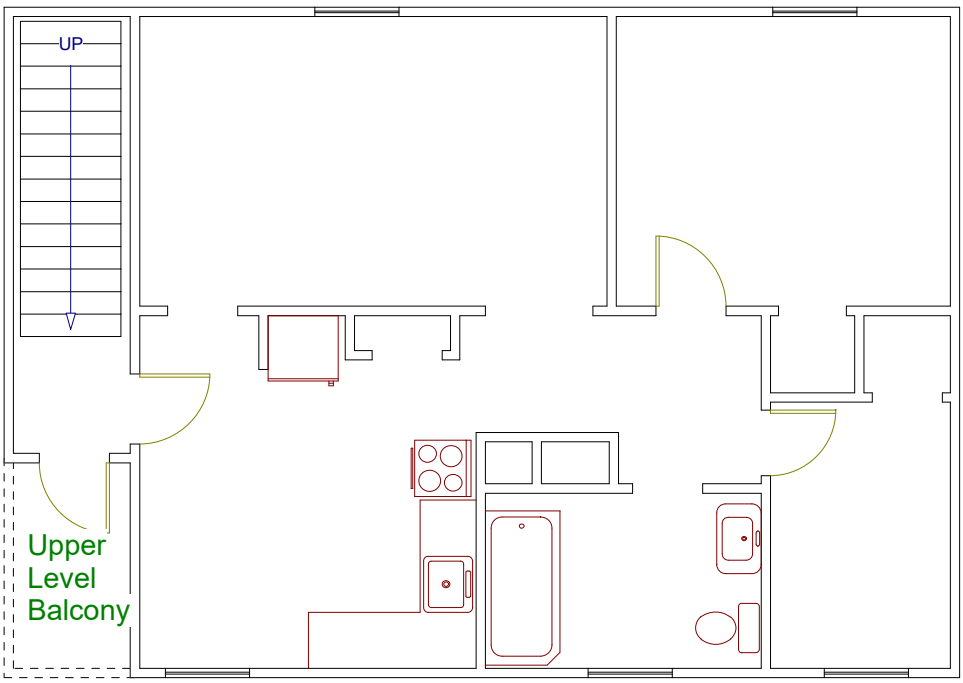
New shingles just installed in October of 2026

H-1828 54 Hearst Avenue



Main Floor Unit, with access to back deck, basement with laundry and recreation room.

Upper Level Unit, entrance from side stair case.



Diagram, measuments are not exact, for display purposes only. Buyer to verify all measuments.