

# 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

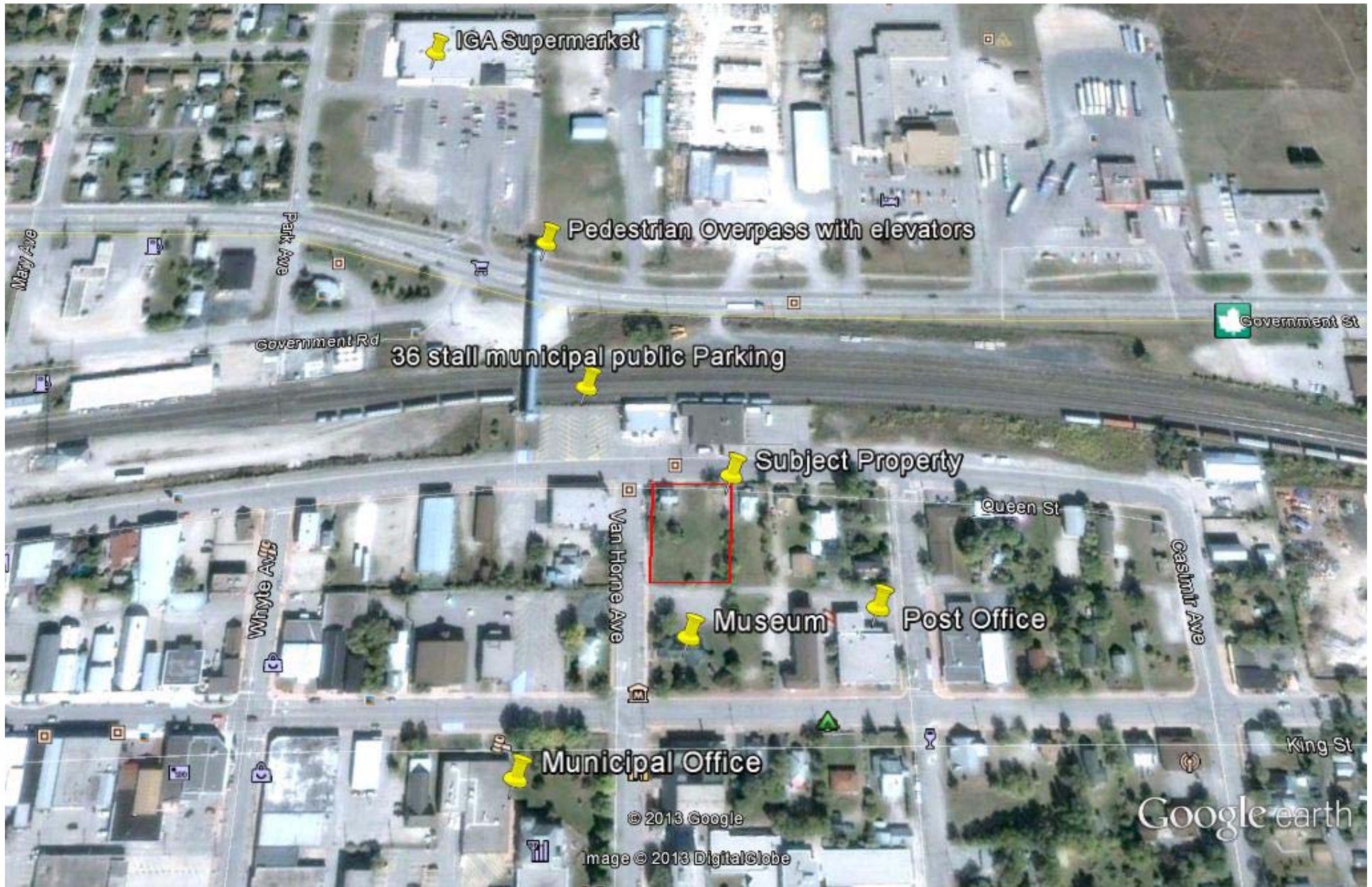


**\$199,000**

**76-80-82 Queen  
Street**

**132' x 172' =  
22,704 sq/ft**

**Prime downtown location. Fronting on 2 major streets plus back lane access. All municipal services available. Adjacent municipal parking lot with elevator to pedestrian overpass for Highway commercial access. Located in immediate area of Aboriginal Resource Centre, Museum, Post Office, Municipal Office, easy walk shopping etc.. Current zoning is R2 (two family) with option to change to CD (downtown commercial). Three individual lots. Listing Agent Mark Boudreau C-335**



Google earth

feet  
meters





### Legend

- Sewer Mains**
  - <all other values>
  - FORCE
  - GRAVITY
  - INTERCEPTOR
  - OUTFALL
  - OVERFLOW
  - PUMP LIFT STATION
- Water Mains**
- Rail**
- Streets**
- Sidewalk**
  - <all other values>
  - DRYDEN TRAILS
  - PATH
  - SIDEWALK
  - WATERFRONT PATH
- Curbs**
  - <all other values>
  - CONCRETE
  - GRANITE
  - GRAVEL
  - PAVEMENT
- Properties**
- Buildings**
- Easements**
- Dryden Water Bodies**
  - Lakes
  - Wetlands
  - Lakes and Rivers

1: 1,155



58.7                      0                      29.34                      58.7 Meters

### Notes

Site view



Street view to Adjacent Aboriginal Centre



Street view with Dryden Museum to rear



Corner of Vanhorne Ave & Queen Street



Adjacent public parking and walkway to Hwy 17



Street view to residential use

