

\$274,900 - 6 & 8 Earl Ave, Dryden

MLS® #TB243210

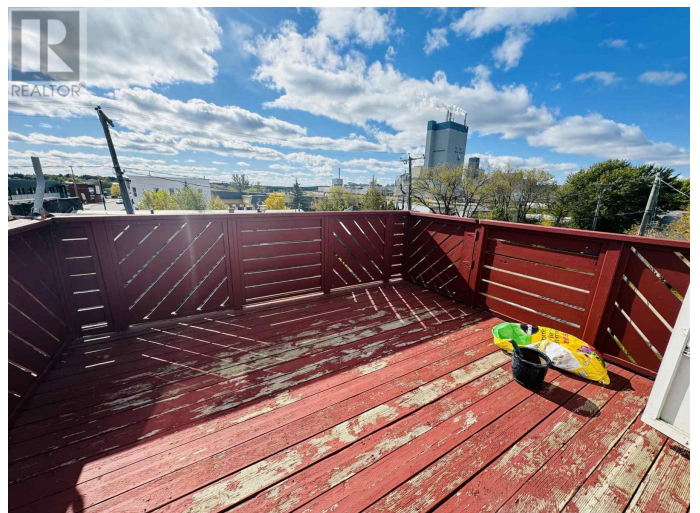
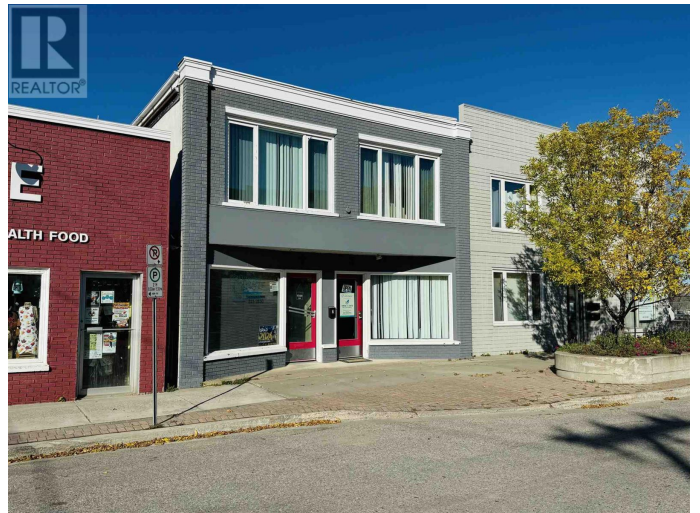
\$274,900

0 Bedroom, 0.00 Bathroom, 2,000 sqft

Other on 0.00 Acres

Dryden, Dryden, Ontario

Fully Leased Downtown Mixed-Use Building w/ Retail & 2-Bed Rooftop Apartment Discover a prime investment in the heart of Downtown Dryden on Earl Avenue, conveniently situated near a variety of amenities, including retail shops, banks, and office buildings. This versatile property spans approximately 2,000 square feet and features a well-designed main level, divided into two thriving retail units: a hair salon (600 sq. ft.) and a dog grooming business (400 sq. ft.), both sharing a 2-piece bathroom. On the second level, enjoy a spacious, contemporary 2-bedroom apartment that boasts rooftop access, complete with a private patio and sunroom—perfect for relaxing or entertaining. The unfinished basement houses essential mechanical components while also offering potential for additional revenue. With separate keyed access, this space can be utilized for tenant storage or rented out to generate extra income. Don't miss this incredible opportunity to invest in a dynamic commercial property that combines business potential with residential appeal! **Commercial financing may be required for purchase of this property (id:6289)



Essential Information

Listing # TB243210

Price \$274,900

Bathrooms	0.00
Square Footage	2,000
Acres	0.00
Type	Other

Community Information

Address	6 & 8 Earl Ave
Subdivision	Dryden
City	Dryden
Province	Ontario
Postal Code	P8N1X3

Amenities

Amenities	Street Lighting
Utilities	Cable, Electricity, Natural Gas, Telephone

Interior

Heating	Natural gas Forced air
---------	------------------------

Exterior

Exterior	Brick
----------	-------

Listing Details

Listing Office	SUNSET COUNTRY REALTY INC.
----------------	----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 31st, 2025 at 9:02pm EDT