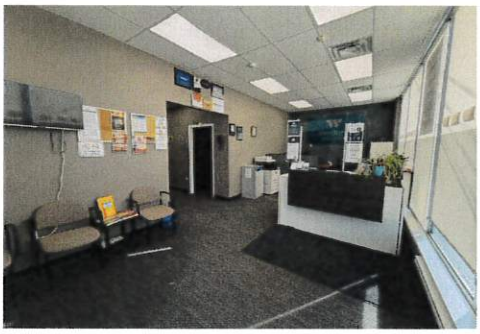
49 Whyte Avenue

Dryden, ON. P8N 1Z4

$469,900







MLS#:
Style: Commercial Building
Year Built: 1970
Total Sq/Ft: 2625 +/-
Lot Dimensions: 70' x 98'
Assessment: $203,000.00
Property Tax: $8,863.06
Tax Year: 2026
Electricity Costs: Tenant
Heating Costs: Tenant
Heat System: FA Natural Gas
Electrical: 200 AMP
Water: Municipal
Sewer: Municipal
Foundation: Concrete Slab
Roof: Flat – Membrane (2024)
Exterior Finish: Brick - Concrete
Driveway: Gravel
Road Surface: Paved

Commercial Building For Sale!

49 Whyte Avenue

Approximately 2625 +/- building currently used as office space. The layout includes a large entry/reception area, 8 formal offices, boardroom, with spacious lunch-room near the rear, as well as 2 separate 2-piece bathrooms, and utility room.

Building has flat membrane roof, done is 2024. Includes natural gas forced air heat and central air, air exchanger, and electric hot water tank.

The property also includes a parking area, fit for approximately 8 vehicles, as well as curb side parking for clientele. Situated in Dryden's Downtown core. Building is currently tenant occupied with long-term anchor tenant, this building could make a great long-term investment for those looking!

LISTING AGENT



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Sunset Country Realty Inc., Brokerage
www.screalty.on.ca

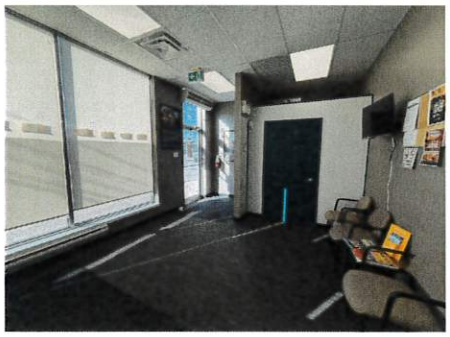
49 Whyte Avenue



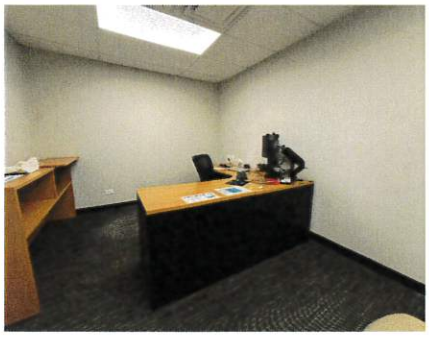






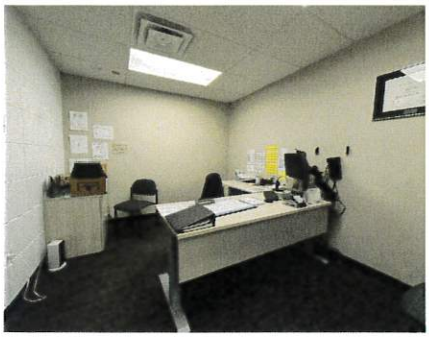












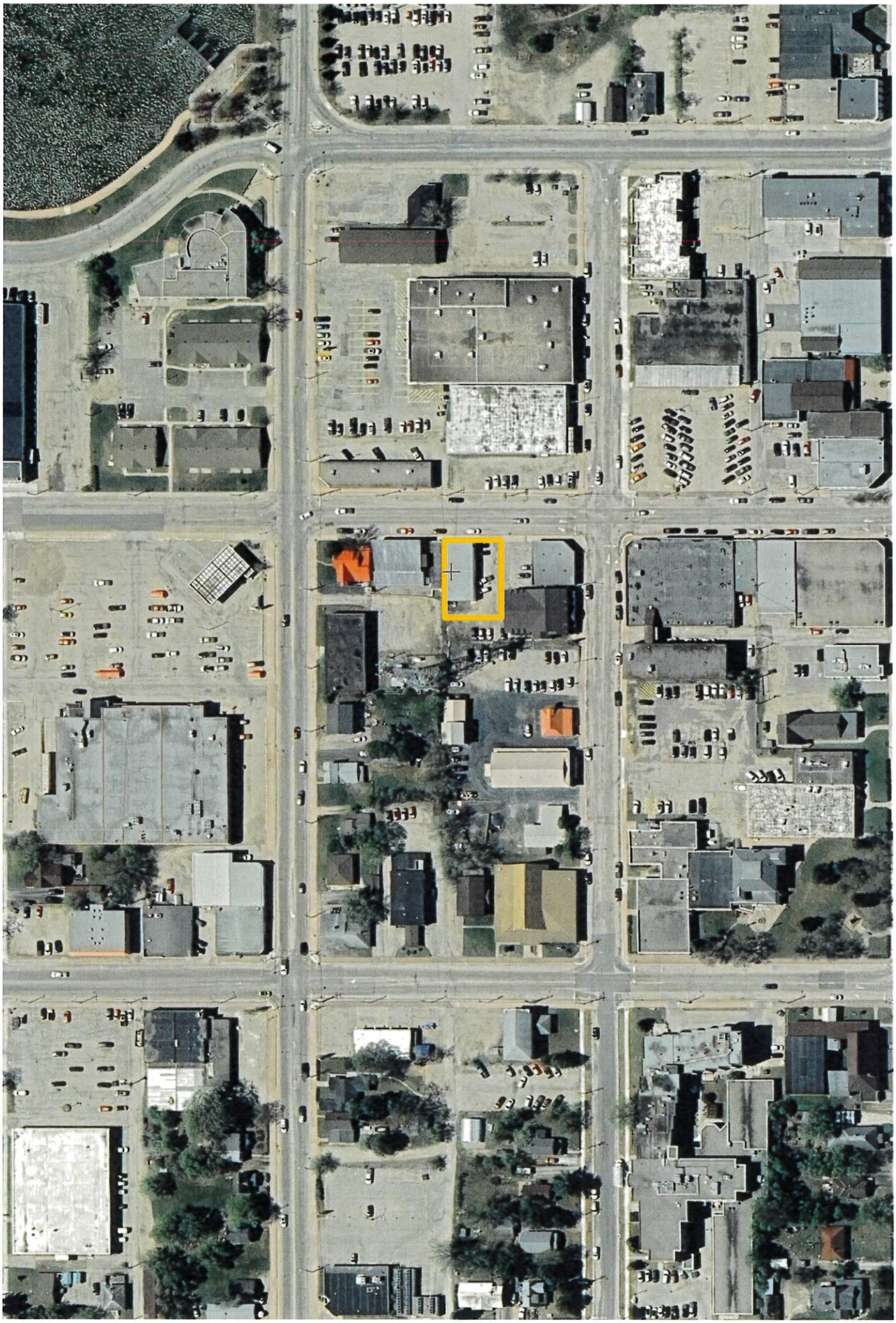


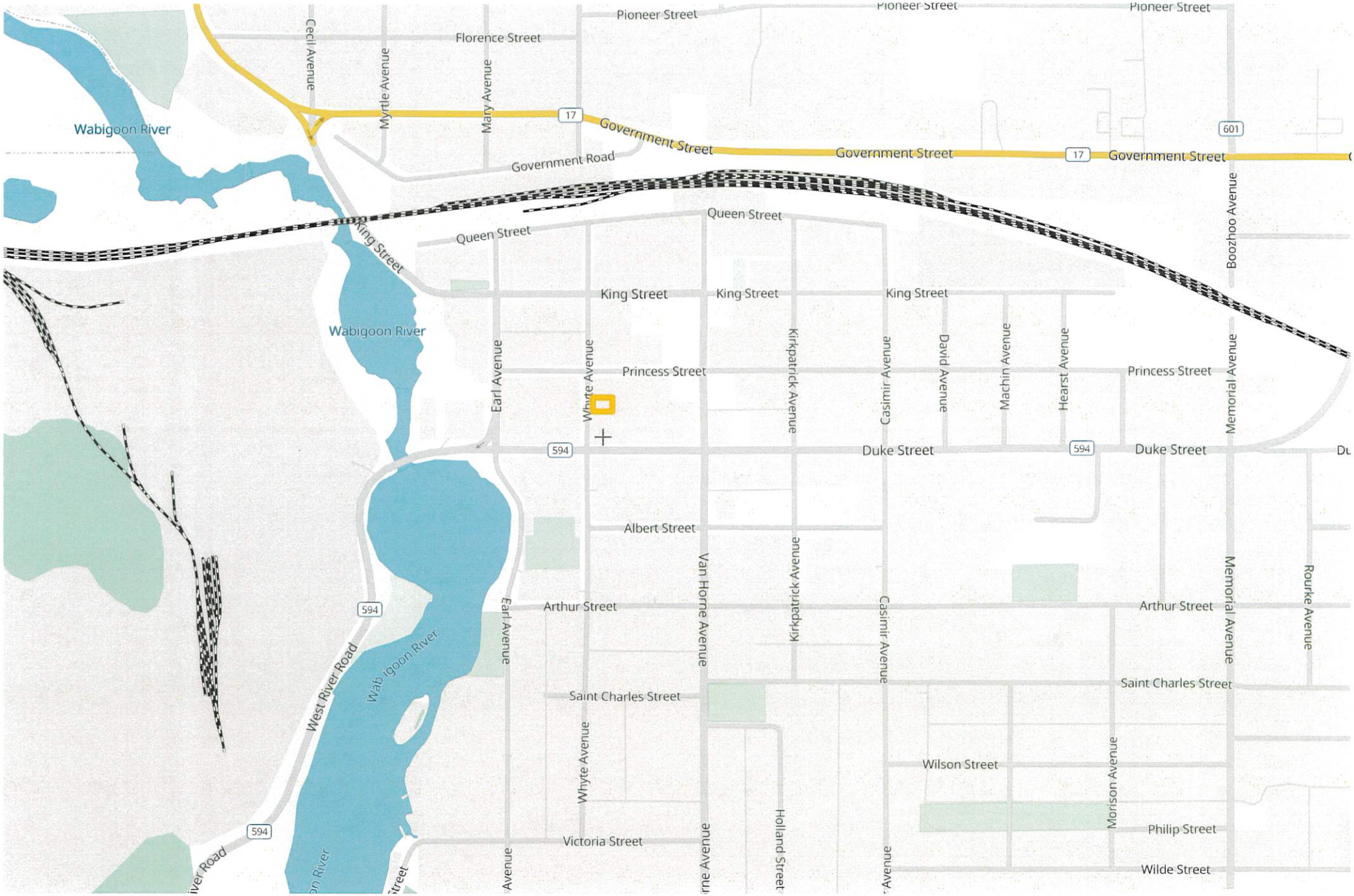











Pioneer Street
Pioneer Street
Pioneer Street
Florence Street
Cecil Avenue
Myrtle Avenue
Mary Avenue
17
Government Street
Government Street
17
Government Street
601
Government Road
Wabigoon River
Queen Street
Queen Street
King Street
King Street
King Street
King Street
Boozhoo Avenue
Wabigoon River
Earl Avenue
Whyte Avenue
Kirkpatrick Avenue
Casimir Avenue
David Avenue
Machin Avenue
Hearst Avenue
Memorial Avenue
Princess Street
Princess Street
594
Duke Street
594
Duke Street
Albert Street
Van Horne Avenue
Kirkpatrick Avenue
Casimir Avenue
Memorial Avenue
Rourke Avenue
Arthur Street
Arthur Street
Earl Avenue
West River Road
Wabigoon River
Saint Charles Street
Saint Charles Street
Whyte Avenue
Wilson Street
Morison Avenue
Holland Street
Victoria Street
Philip Street
Wilde Street
594
594

49 Whyte Ave
PRINCESS
ALBERT
MACAULE
STE
281

4.12 Downtown Commercial (CD) Zone

The Downtown Commercial (CD) Zone is intended to implement the policies for commercial uses in the Downtown Core Designation of the Official Plan.

All structures and buildings erected, altered, or used in the CD Zone shall comply with the regulations of this Section, as well as other applicable provisions in this By-law.

4.12.1 Permitted Uses

1. No person shall within a Downtown Commercial (CD) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

- apartment dwelling
- art gallery
- animal care establishment
- animal hospital
- assembly hall
- bar
- commercial school
- community centre
- community facility
- crisis centre
- day care centre
- emergency service
- financial institution
- food bank
- funeral home
- hotel
- medical facility
- micro-brewery, winery, or distillery
- motel
- motor vehicle fuel bar
- motor vehicle sales establishment
- motor vehicle service station
- office
- parking lot
- personal services establishment
- place of entertainment
- place of recreation
- place of worship
- private club
- public use
- restaurant
- retail store
- seniors' residence
- service shop
- transportation depot

2. Accessory dwelling units on the upper storeys of a commercial building are also permitted, provided that the uses on the ground floor which are street facing are occupied by a commercial use.

3. In an apartment dwelling:

a. dwelling units are permitted on the ground floor, provided that the street facing portion of the ground floor is occupied by a commercial use, and the dwelling units are located in the rear portion of the ground floor; and

b. A minimum of 50% of the ground floor shall be occupied by commercial uses.

4.12.2 Zone Requirements

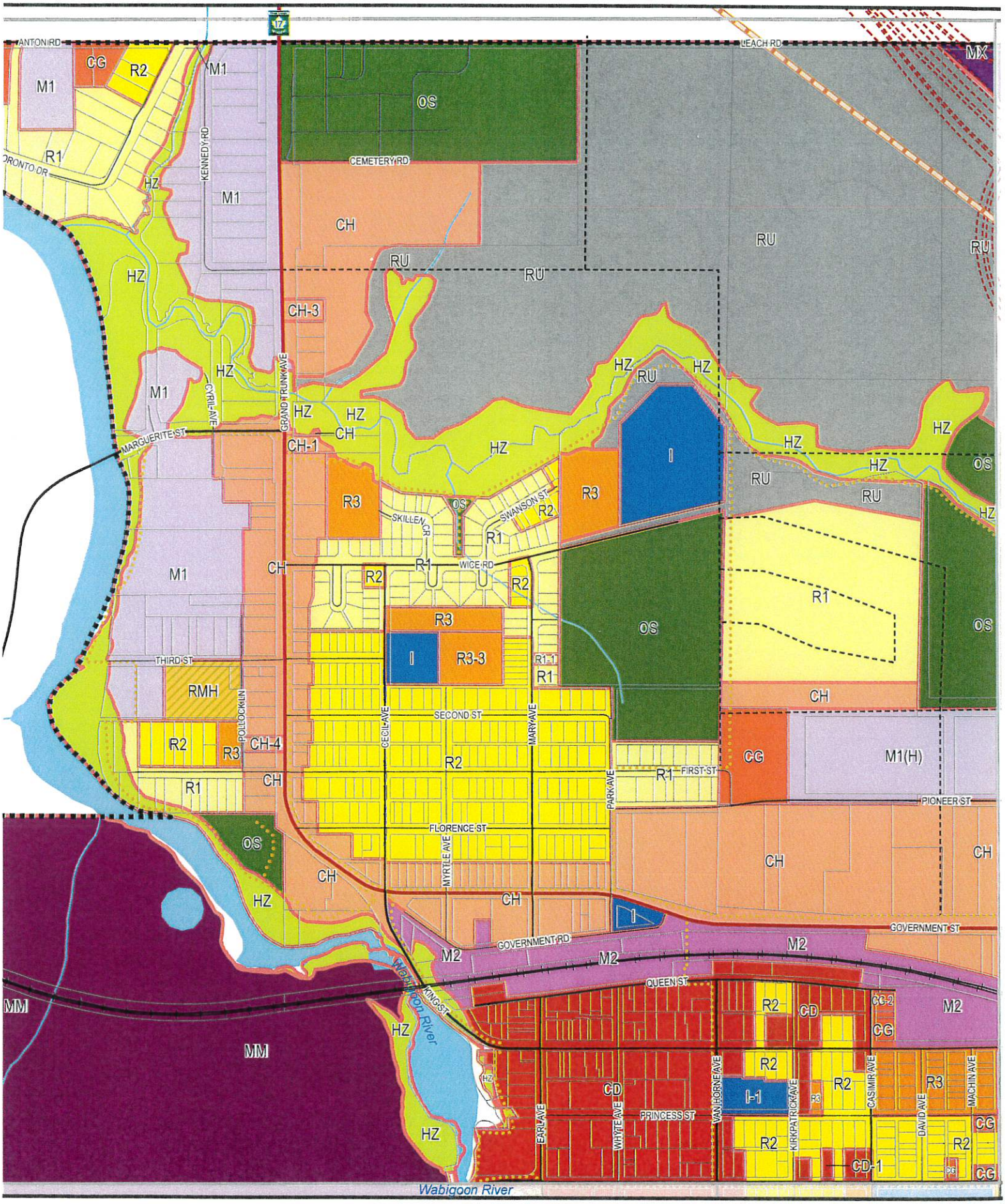
Provision	CD Zone Requirement
1. Minimum Lot Area	230 m^2
2. Minimum Lot Frontage	7.5 m
3. Minimum Yard Requirements	
a. Front Yard	Nil
b. Interior Side Yard	Nil
c. Exterior Side Yard	Nil
d. Rear Yard	Nil
4. Maximum Lot Coverage	100%
5. Minimum Building Height	2 storeys
6. Maximum Building Height	8 storeys
7. Notwithstanding the regulations in this Section, permitted existing dwellings shall meet the requirements of the Low-Medium Density Residential (R2) Zone.	

4.12.3 Exceptions

1. Downtown Commercial Exception One (CD-1) Zone (By-law No. 2777-2000) – 109 Duke Street

   a. Permitted Uses:

      i. An additional residential dwelling in an accessory building is permitted.


ANTON RD
LEACH RD
MX
CG
R2
M1
OS
CEMETERY RD
KENNEDY RD
R1
ORONTO DR
HZ
M1
CH
RU
RU
RU
RU
HZ
CH-3
HZ
HZ
RU
HZ
HZ
M1
CYRIL AVE
GRAND TRUNK AVE
HZ
HZ
CH
MARGUERITE ST
CH-1
HZ
HZ
I
HZ
OS
RU
HZ
RU
R3
SKILLEN CR
OS
SWANSON ST
R3
R2
R1
HZ
M1
CH
R1
WICE RD
R2
R2
R1
OS
OS
R3
I
R3-3
R1-1
R1
THIRD ST
CH
RMH
POLLOCK LN
CECIL AVE
SECOND ST
MARY AVE
R2
R3
CH-4
R2
CG
M1(H)
R1
CH
R1
PARK AVE
FIRST ST
PIONEER ST
OS
FLORENCE ST
CH
CH
MYRTLE AVE
CH
HZ
CH
I
GOVERNMENT ST
GOVERNMENT RD
M2
M2
M2
Wabigoon River
QUEEN ST
KING ST
MM
R2
CD
CG-2
M2
CG
HZ
MM
R2
HZ
CD
I-1
R3
R2
CASIMIR AVE
MACHIN AVE
VAN HORNE AVE
R3
DAVID AVE
CG
EARL AVE
WHYTE AVE
PRINCESS ST
KIRKPATRICK AVE
R2
R2
CD-1
CG
HZ
Wabigoon River

rio, 2024.