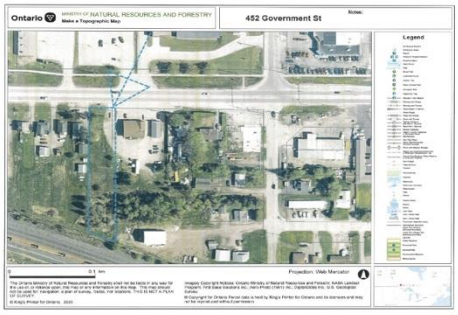
452 Government Street

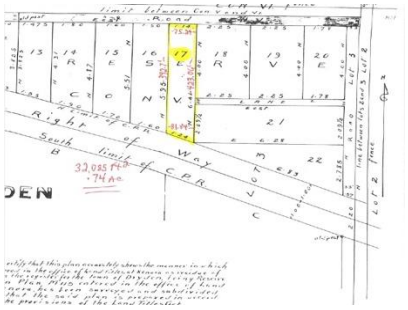
Dryden, ON

$119,500



MLS#: X13262916
Lot Dimensions: 75.24 x 392.7
Acre: 0.74
Assessment: $71,500.00
Property Tax: $2,904.00
Tax Year: 2024





Highway commercial lot on Dryden's Golden Mile. 75 feet of highway frontage, almost 400 feet deep. All city services available. Situated on the west side of Subway and directly across the highway from Canadian Tire, Sunset Strip Mall and Napa. A great opportunity for the right buyer.



LISTING AGENT

Barry Lynch

1-807-221-8500 Cell
barry.lynch@screalty.on.ca

Sunset Country Realty
72 A Van Horne Avenue
Dryden, ON P8N 2B1
1-807-223-3245

www.screalty.on.ca

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

452 Government Street



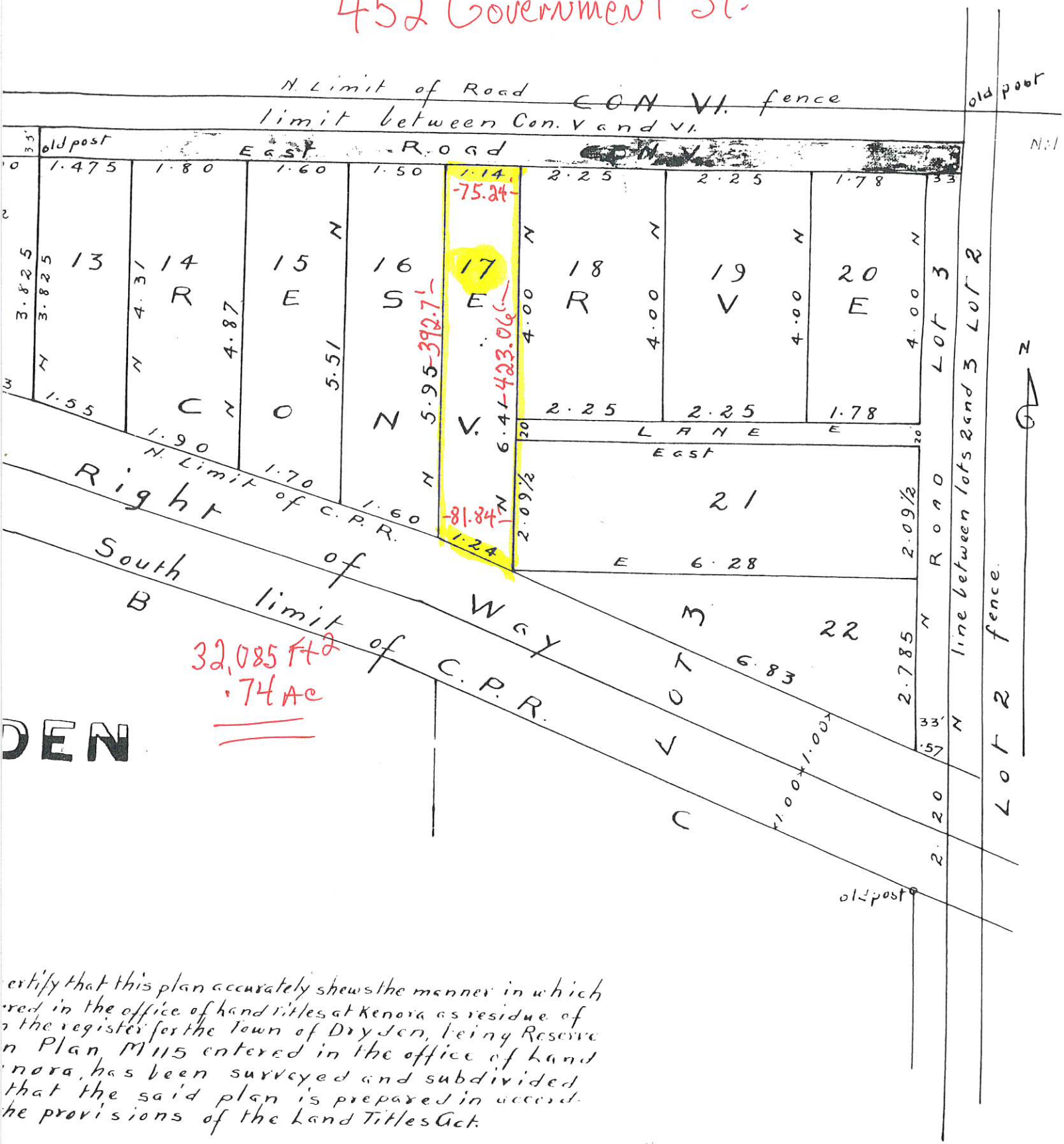








452 Government St.



ertify that this plan accurately shews the manner in which
red in the office of land titles at Kenora as residue of
the register for the Town of Dryden, being Reserve
n Plan M115 entered in the office of Land
nora, has been surveyed and subdivided
that the said plan is prepared in accord-
he provisions of the Land Titles Act.

23 / 8 / 1912.

Ontario Land Surveyor.

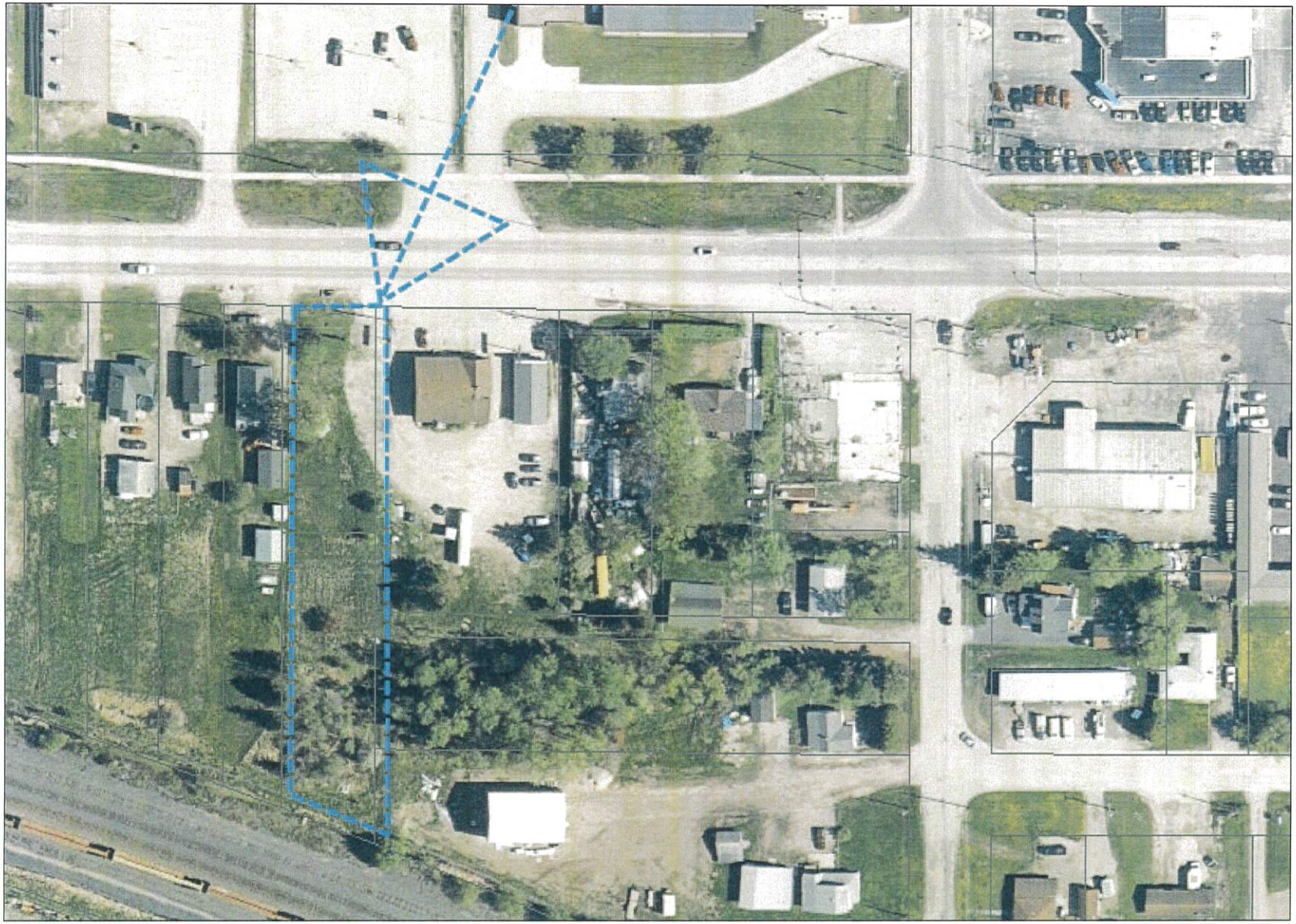
Ontario

MINISTRY OF NATURAL RESOURCES AND FORESTRY

Make a Topographic Map

Notes:

452 Government St



Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail
- Bruce Trail
- Greenbelt Route
- Rideau Trail
- Trans Canada Trail
- Voyageur Trail
- Waterfront Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major — Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rapids
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.1 km

Projection: Web Mercator



The Ontario Ministry of Natural Resources and Forestry shall not be liable in any way for the use of, or reliance upon, this map or any information on this map. This map should not be used for: navigation, a plan of survey, routes, nor locations. THIS IS NOT A PLAN OF SURVEY.

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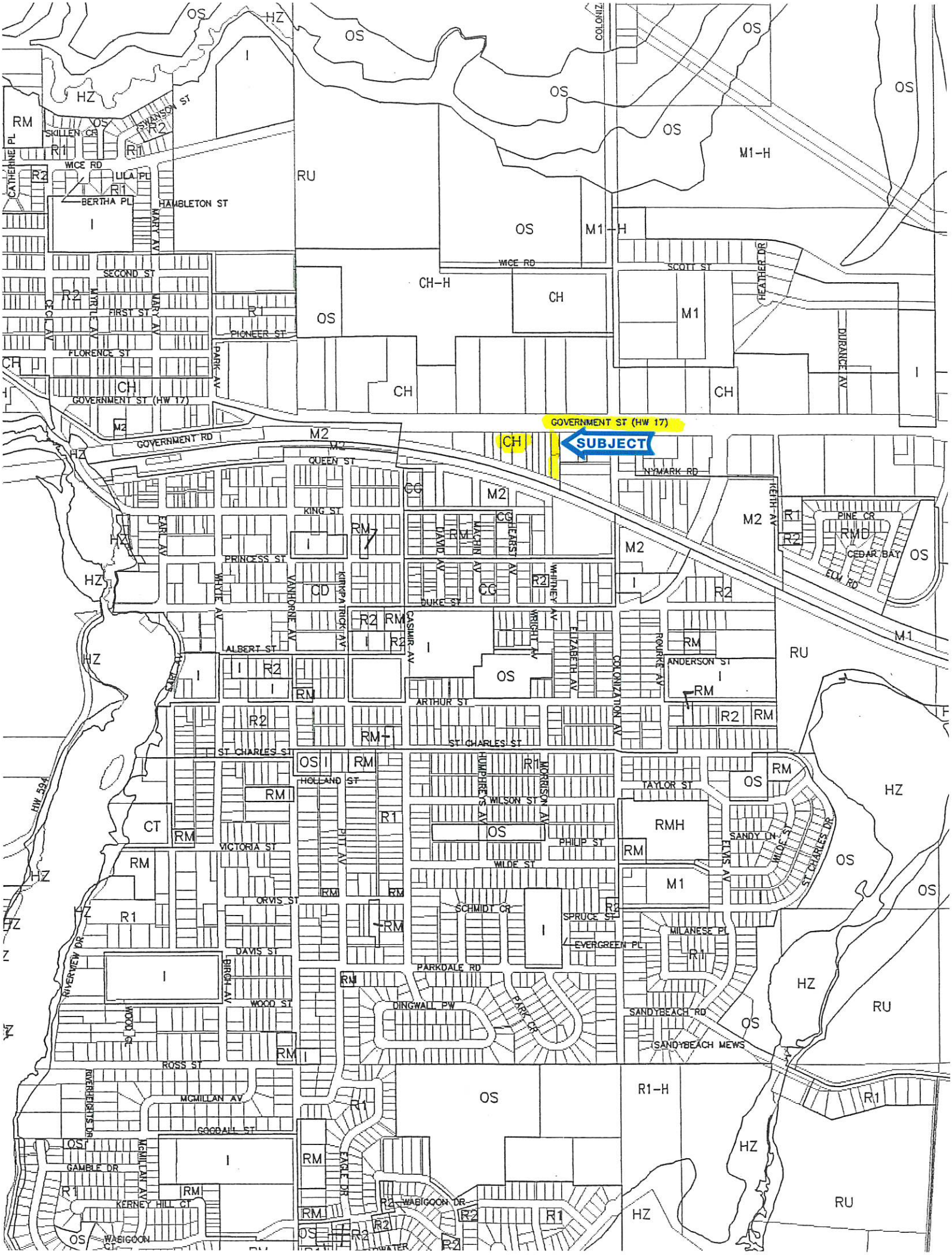
GOVERNMENT ST (HW 17)
SUBJECT
GOVERNMENT ST (HW 17)
GOVERNMENT RD
QUEEN ST
KING ST
PRINCESS ST
DUKE ST
ALBERT ST
ARTHUR ST
ST CHARLES ST
HOLLAND ST
WILSON ST
TAYLOR ST
VICTORIA ST
PHILIP ST
WILDE ST
ORVIS ST
SCHMIDT CR
SPRUCE ST
EVERGREEN PL
MILANESE PL
DAVIS ST
PARKDALE RD
WOOD ST
DINGWALL PW
SANDYBEACH RD
SANDYBEACH MEWS
ROSS ST
MCMILLAN AV
GOODALL ST
GAMBLE DR
KERNEY HILL CT
WABIGOON DR
WABIGOON CT
SKILLEN CR
WICE RD
LILA PL
BERTHA PL
HAMBLETON ST
SECOND ST
FIRST ST
PIONEER ST
FLORENCE ST
SCOTT ST
NYMARK RD
PINE CR
CEDAR BAY
ELM RD
ANDERSON ST
SANDY LN
HW 594
RIVERVIEW DR
RIVERHEIGHTS DR
CATHERINE PL
SWANSON ST
MARY AV
MYRTLE AV
CECIL AV
PARK AV
EARL AV
WHYTE AV
VANHORNE AV
KIRKPATRICK AV
CASIMIR AV
DAVID AV
MACHIN AV
HEARST AV
WHITNEY AV
WRIGHT AV
ELIZABETH AV
COLONIZATION AV
ROURKE AV
KEITH AV
HEATHER DR
DURANCE AV
HUMPHREYS AV
MORRISON AV
PITT AV
BIRCH AV
WOOD CL
EAGLE DR
ELVIS AV
WILDE ST
ST CHARLES DR
OS
HZ
RU
M1-H
M1
CH-H
CH
M2
CG
CD
RM
RMD
RMH
CT
I
R1
R2
R1-H

4.11 HIGHWAY COMMERCIAL (CH) ZONE

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

4.11.1 Permitted Uses

i) accessory dwelling (one only)
ii) building supply and lumber outlet
iii) bus depot
iv) car wash
v) commercial greenhouse/nursery sales
vi) convenience store
vii) equipment sales/rental establishment
viii) laundromat
ix) hotel and motel
x) marine or small engine sales and service establishment
xi) motor vehicle dealership
xii) motor vehicle fuel bar or service station
xiii) prefabricated housing sales establishment
xiv) public storage facilities
xv) recreational establishment
xvi) recreational vehicle sales and service operation
xvii) restaurant or tavern
xviii) retail commercial uses having a minimum floor area of 100 sq m
xix) veterinary clinic

4.11.2 Regulations for Permitted Uses

i)	Minimum Lot Area	
	- without municipal sewage services	4,000 sq. m.
	- with municipal sewage services	930 sq. m.
ii)	Minimum Lot Frontage	30.0 m.
iii)	Minimum Yard Requirements	
	a) Front Yard	15.0 m.
	b) Interior Side Yard	6.0 m.
	c) Exterior Side Yard	15.0 m.
	d) Rear Yard	7.5 m.
iv)	Maximum Lot Coverage	35%
v)	Minimum Landscaped Open Space	15%

4.11.3 Exceptions