# 3 King Street

Dryden, ON

# $689,000







**MLS#: X13257946/X13257948**
**Style: 6 plex**
**Total Sq.Ft. : 2080**
**Lot Dimensions: 123.68' x 81.92' irregular**
**Bedrooms: 5-1 bed, 1-3 bed**
**Bathrooms: 6**
**Assessment: $ 243,000**
**Property Tax: $4674.53**
**Tax Year: 2025**
**Heat/Water/SewerCosts: $10643.45 year**
**Heat System: Forced Air (2025)**
**Heat Fuel: Natural Gas**
**Electrical: 400 Amp**
**Water: Municipal**
**Sewer: Municipal**
**Hot Water Tank: Owned-2025**
**Foundation: Concrete Block**
**Basement: Full/Fully Finished**
**Roof: Rubber**
**Exterior Finish: Brick/Stuuco**
**Road Surface: Paved**

A great investment opportunity, this 6 plex, consists of five 1 bedroom, one 3-bedroom units each with their own 4-piece bathroom. The larger 3 bed unit offers the size for a new owner to occupy while renting out the other units or rent them all for a better return. The two units on the upper level each have their own balcony to sit and enjoy. Coin operated laundry in the lower level with the 3-bedroom unit having its own laundry room. Each unit has a storage space allocated for them also in the lower level. Six parking spaces located off Queen Street. Brick/Stucco exterior. The roof is an EPDM rubber material with an extended lifespan. Situated in the downtown core for easy accessibility. Includes 6 fridges, 6 stoves, 1-coin operated laundry washer/dryer. Two new gas furnaces installed October 2025.

Call today for more information.


LISTING AGENT



**Scott Lobreau**

1-807-216-6642 Cell
scott.lobreau@screalty.on.ca

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

www.screalty.on.ca

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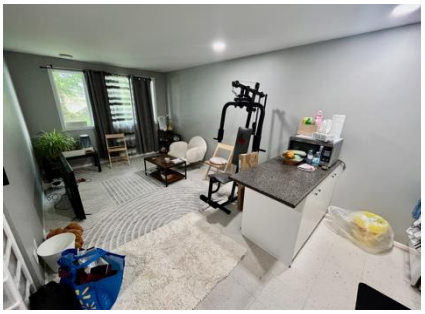
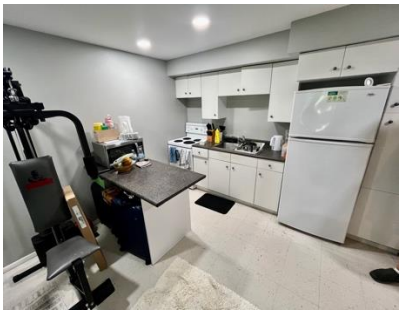




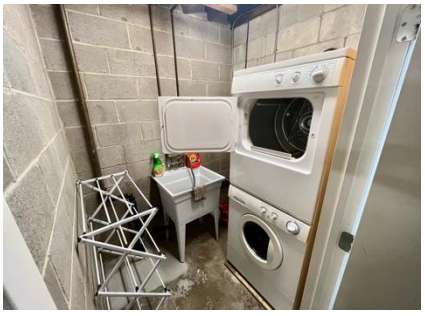


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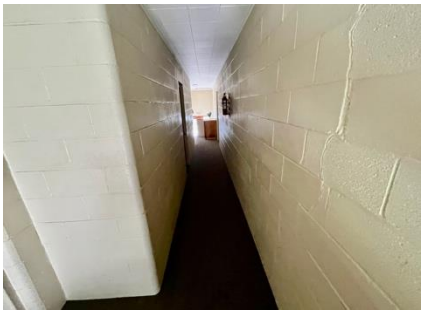


Ontario **Ministry of Natural Resources**

**Make a Topographic Map**

Notes:

# 3 King Street



## 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

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Projection: Web Mercator




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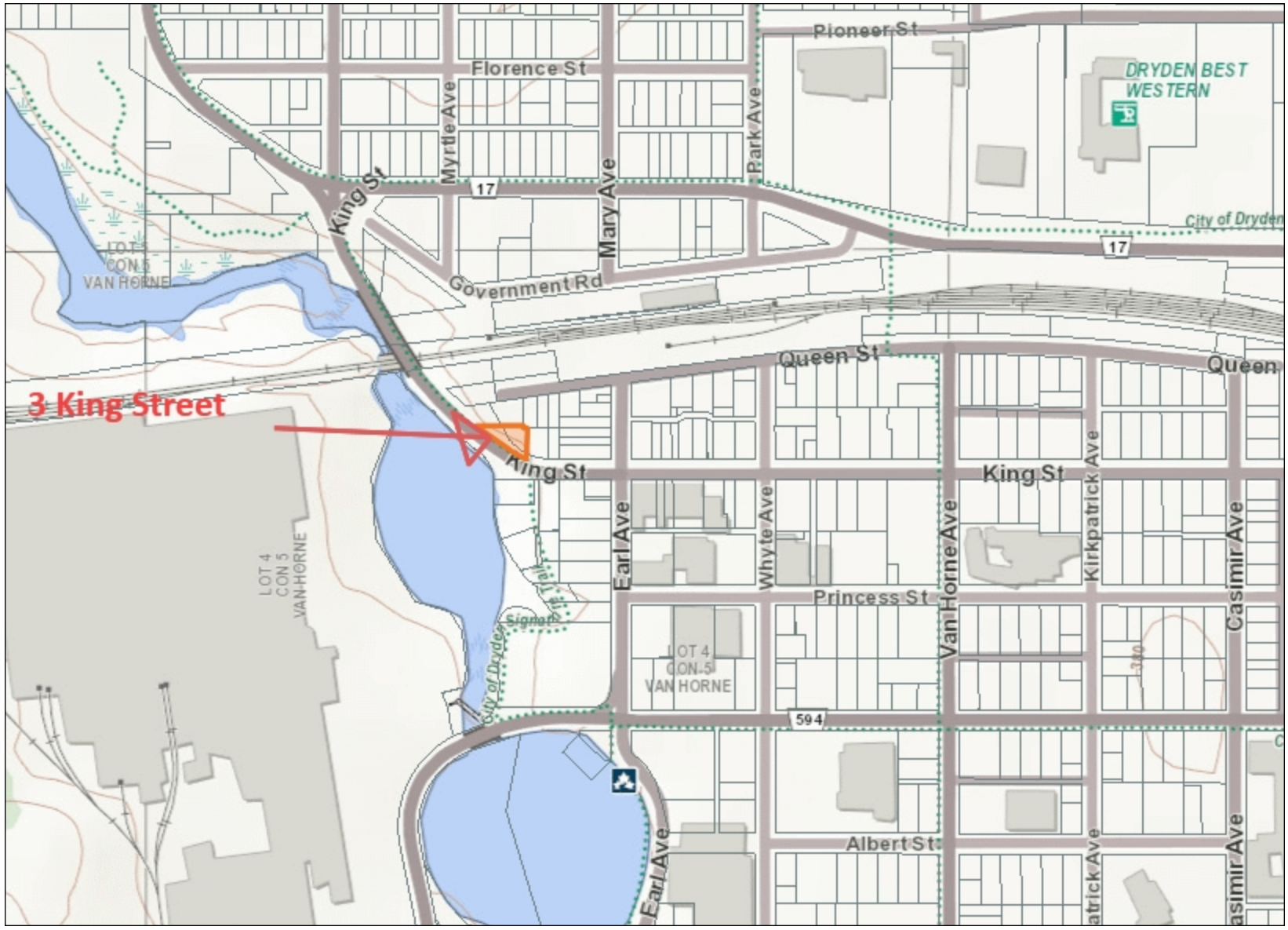


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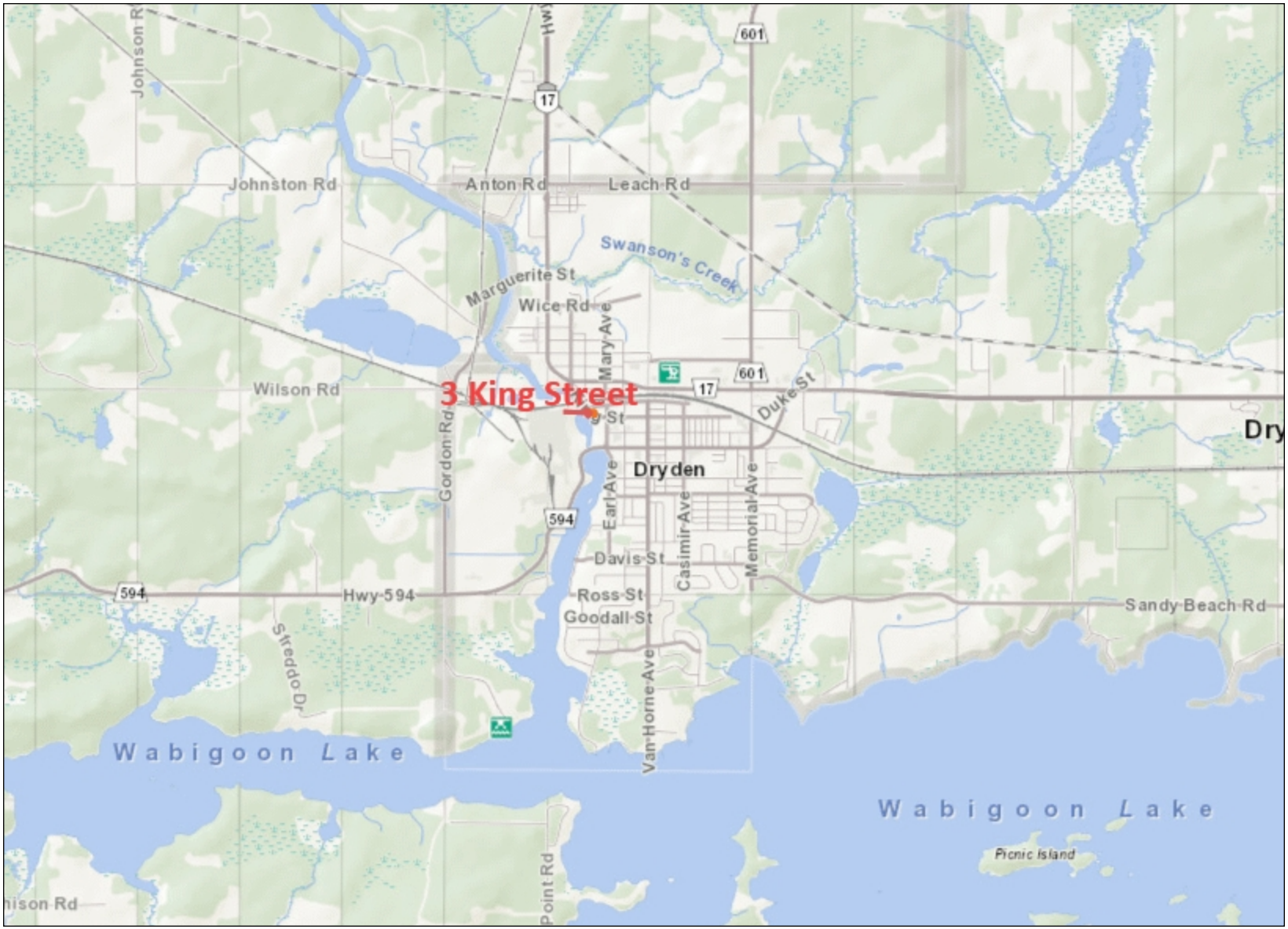


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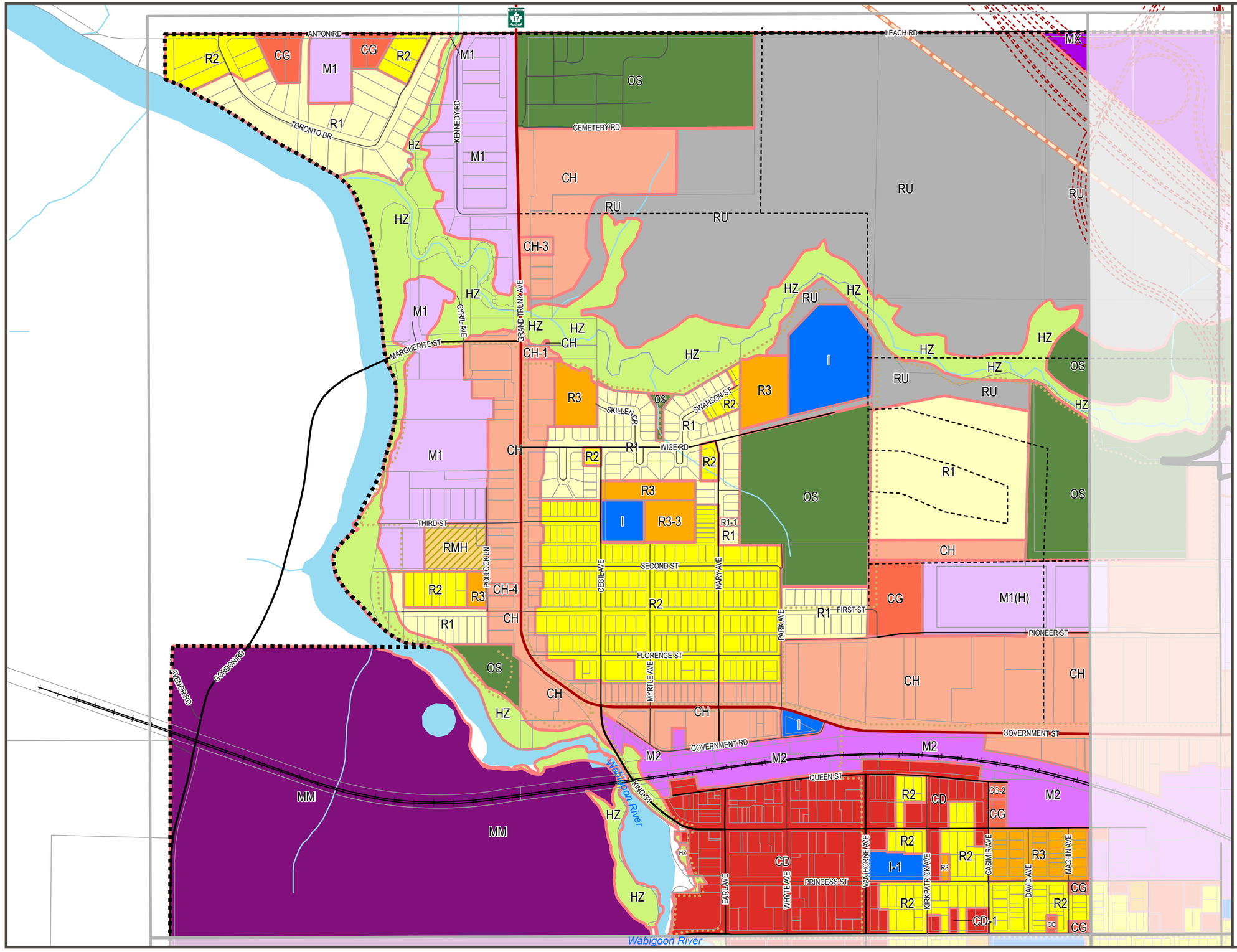


DRYDEN

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**City of Dryden**
**Final Zoning By-law**
**Council Adoption: February 10, 2025**
**Schedule 1**

Zones
- Zone Boundary
- Subject to approval of a modification to land use designation in the Adopted Official Plan by MMAH

**Residential**
- Low Density Residential (R1) Zone
- Low-Medium Density Residential (R2) Zone
- Medium-High Density Residential (R3) Zone
- Shoreline Residential (RS) Zone
- Rural Residential (RR) Zone
- Residential Mobile Home (RMH) Zone
- Residential Modular Dwelling (RMD) Zone

**Commercial**
- Local Commercial (CL) Zone
- Highway Commercial (CH) Zone
- General Commercial (CG) Zone
- Downtown Commercial (CD) Zone
- Tourist Commercial (CT) Zone

**Mixed Use**
- Waterfront Mixed Use (WMU) Zone

**Industrial**
- Light Industrial (M1) Zone
- General Industrial (M2) Zone
- Extractive Industrial (MX) Zone
- Mill Industrial (MM) Zone
- Waste Disposal Industrial (WD) Zone

**Other**
- Institutional (I) Zone
- Rural (RU) Zone
- Open Space (OS) Zone
- Hazard Lands (HZ) Zone

**Other Features**
- Municipal Boundary
- Property Boundary
- Provincial Highway
- Proposed TransCanada Highway ByPass
- Proposed Road
- Railway
- Trails
- Proposed Trail
- TransCanada Pipeline
- Waterbodies
- Watercourse

Suffixes:
(H): Holding Zone provisions apply; refer to Zoning By-law text
-#: Site-specific exception provisions apply; refer to the Exceptions subsection under the relevant Zone in the Zoning By-law text

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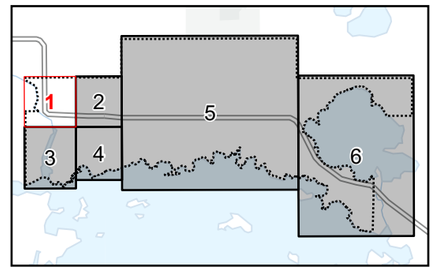


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