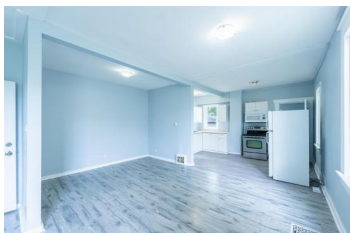
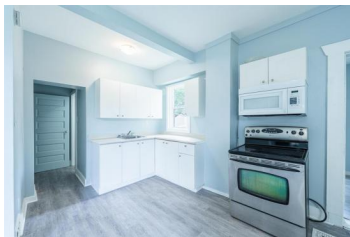




## 808 Alverstone Street Winnipeg Manitoba

Sargent Park

**\$399,999**



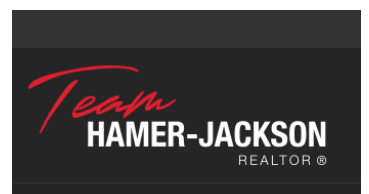
5C//Winnipeg/Showings Start Now. Offers as Anytime. Renovated Duplex. Welcome to this 2.5 Storey Duplex which Cash Flows, Separate Water and Separate Electrical . Total Rents Collected were \$3900 total Monthly breakdown is: Main floor offers 4 Bedrooms, 2 Bathrooms includes washer and dryer in the unit was Rented for \$2100 plus Utilities. Main floor heat is gas and baseboards Second floor offers 2 Bedroom, 1 Bathroom and Large Loft area also includes washer and dryer in the unit. Was rented for \$1800 plus Utilities. Second floor is electric heat/baseboards. High Efficient Furnace. Property tax \$2,151.54. Insurance was \$2400 yearly. With these numbers this Duplex CASH FLOWS. Supplement your Income call your Realtor TODAY!!! (jd:6769)

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