



## 638 Burrows Avenue Winnipeg Manitoba

\$359,900

4A//Winnipeg/CASH FLOW! Amazing Duplex a great source of rental income for real estate investors. This property consists of Two separate living units. Main floor is currently vacant. Live in main floor & have the Top unit pay your mortgage down. Each unit has its own entrance, kitchen, bathroom, living space and each unit has laundry. Previous Rents were Main floor was rented for \$2150/mth, Upper \$850/mth. Total Rents \$3000/mth yearly \$36,000! Top unit all new paint and flooring new casings new countertop and 2 new cabinets newer used appliances. Main floor has all r20 insulation it has a 12 suspended ceiling with r20 insulation the separating wall has sonopan soundproofing with insulation and everything is new. Main floor and basement also has a hrv basement has all sonopan and 5/8 drywall for fire and soundproofing. Entire house has a 4 camera security system. 2 brand new 2022 10x10 sheds also window ac units are included for each suite. Parking. Square Footage based on City Assessment. (id:6769)

Bedroom 10 ft X 8 ft

Kitchen 12 ft X 11 ft

Primary Bedroom 11 ft X 10 ft

Bedroom 11 ft X 10 ft

Kitchen 12 ft X 12 ft

Bedroom 14 ft X 8 ft

Kitchen 7 ft X 7 ft

Listing Presented By:



Originally Listed by:  
Lifestyles Real Estate Ltd.

<http://www.saqibkhokhar.ca/>



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