

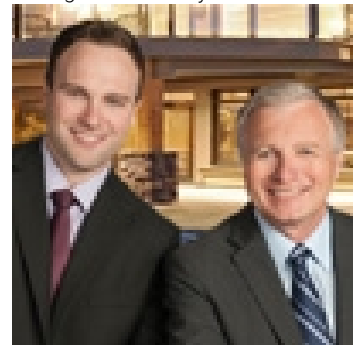


## 41 Furby Street Winnipeg

\$525,000

RARE 4-PLEX FOR SALE! Suite #1: Main FLR (3 BR, 2.5 baths, kitch., rear deck). Suite#2: 2nd FLR (1 BR, LR, eat-in kitchen, small balcony, 4pc bath, own electric panel and H/W tank, baseboard heat, window A/C, intercom entry). Suite#3: 2nd floor (1 BR, LR, 4pc bath, kitchen, baseboard heat, own H/W tank and electric panel, intercom entry, laminate floor). Suite#4: 3rd floor (1 BR, LR, 4pc bath, kitch, deck off bathroom, baseboard heat and own H/W tank, laminate floor, intercom entry). Shared laundry on 2nd FLR 7 parking spots @ the back, 4 are rented out. Income: #1-\$1600/mth (all utilities included) #2-\$882/mth (all utilities included) #3-\$660/mth (tenant pay hydro) #4-\$550/mth (tenant pay hydro) Total:\$44,304/yr Expenses: Property tax \$3500, insurance \$3500, water \$1400, gas & hydro \$3600 Total=\$12000/yr Furnace 2013, partial roof 2019, 2 H/W heaters 2019, Eavestrough 2019, exterior paint 2018, balcony 2018, another balcony 2021, #1 & #2, new laminate floor and interior paint 2021

Listing Presented By:



Originally Listed by:  
RE/MAX EXECUTIVES REALTY

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