



## 27033 PTH 15 RD 60N Highway Dugald

\$1,099,000

Here is your opportunity to own 2 commercial lots with two buildings that will just keep making you money. In the center of the town of Dugald. Only 10 minutes east of Winnipeg on Highway 15 next-door to the post office. 27033 is a 50' x 198' lot with a 1354 SF 1 1/2 storey building. It is currently a hair salon that has had extensive interior renovation in the last year. It has a well establish tenant with a long-term lease. 27035 is a 70' x 198' lot with a two-story building. The main floor is 2400 SF of commercial space and it has a 1300 SF residential unit on the second floor. The commercial space is a local favorite butcher shop with a long term lease. The residential unit has three bedrooms one 4 piece bathroom. It has been recently renovated with a new kitchen and flooring. The property has room to expand or add additional buildings. These building all have town services. The properties offer spacious parking approximately 2/3 of the parking area is paved.



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