



## 104058 PTH 11 Highway St Georges

\$519,900

This exceptional 4-unit property offers a prime investment opportunity for savvy investors looking for consistent cash flow and long-term value. With three of the units generating rental income, you can significantly offset your mortgage or maximize your returns. Recently upgraded, each unit is separately metered for hydro, simplifying management and minimizing costs. The above-grade units feature modern, open-concept layouts that are highly attractive to renters. Ample paved parking in both the front and back enhances tenant convenience, ensuring high occupancy rates. The versatile basement, with its separate entrance, can be utilized for additional rental income—whether as office space, storage, or more. The sump pit is regularly monitored for optimal performance. With a history of reliable tenants and strong rental demand, this property is an outstanding addition to any investment portfolio. Don't miss out on this turnkey opportunity offering steady income and future growth potential. Partner property also available!

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate  
heathervandenberg@royallepage.ca  
a



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
rickjansen@royallepage.ca