



132 Notre Dame Street Winnipeg

\$549,900

S/S now 24hr notice for in house due to tenants. Calling all builders, investors, developers; a fantastic opportunity awaits you here; prime lot available for potential 5-Plex development with subtle views of the river. Currently on property is a great 2 bed/1 bath tenanted home, perfect for generating income while you put the final pieces together to build a money making investment property. The house is rock solid, well kept, & very rentable including a full fenced yard with ample parking. BUT this property is being sold with FUTURE DEVELOPMENT in mind! The current owner has started the leg work by hosting a published neighbourhood meeting/consult with residents & in approval process with the Old St Boniface Residents Assoc. for approval on a 5-Plex development & both were strongly supported. *City planners are tentatively in favour as well but still awaiting firm approval from the city.* Build could include more units if buyer can secure corner lot as well. Additionally current owners have invested in significant sewer/water upgrades to ensure capacity is available for future developments including rerouting to new catch basins. Act now to secure this high end location for your new revenue property

Living Room 15 x 13'50

Eat-In Kitchen 11 x 9

Primary Bedroom 12 x 10

Bedroom 10 x 8

Four Piece Bath

Listing Presented By:



Originally Listed by:
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