



148 River Avenue Winnipeg

\$949,900

Rarely available is this fully remodelled tri - plex located in the heart of Winnipeg, walking distance to Osborne, Corydon and The Forks. Unit A 3 bdrm 1 bthrm - Potential rent \$2,000 Tenant pays heat, hydro & water - Original hardwood flooring throughout the main living area, 3 spacious bedrooms with plush carpeting, back porch for enjoying the beautiful outdoors and access to full basement which could be developed for additional bedrooms and living space. Washer and dryer hookup available. Unit B 5 bdrm 1 bthrm - Potential rent \$2550 tenant pays heat, hydro & water - Carpeting throughout, eat in kitchen with bar seating for 3, 4 pc bthrm w/acrylic tub surround. Unit C 4bdrm 1 bthrm - Potential rent. \$2250 Tenant pays heat, hydro & water - Luxury vinyl plank throughout, 4 pc bathroom and kitchen offer plenty of counter and cabinet space. Additional features & upgrades: HRV in all units. separate hwt to every unit, shingles done in 2015, re-insulated and drywalled, pex plumbing, newer electrical, coin op laundry & outdoor parking for added income. Permit for separate water meters is in just waiting on install. Legal triplex with emergency exits from the back. Great opportunity!

Living Room 14 x 17'20
Eat-In Kitchen 17'60 x 13'90
Bedroom 11'70 x 11'70
Bedroom 11'50 x 8'30
Bedroom 14 x 10'70
Three Piece Bath 5'60 x 8'40
Living Room 11 x 13'40
Eat-In Kitchen 13'10 x 21'90
Bedroom 13 x 11'40
Bedroom 13'20 x 10'60
Bedroom 13'70 x 9

Bedroom 13'70 x 9'10
Bedroom 10'80 x 8'20
Four Piece Bath 10'50 x 4'90
Living Room 13'10 x 9'70
Eat-In Kitchen 10'90 x 12'10
Bedroom 12'10 x 10'30
Bedroom 12'30 x 10'50
Bedroom 13'60 x 9'80
Bedroom 13'80 x 10
Four Piece Bath 6'60 x 11'90

Listing Presented By:



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