



16 Mager Drive Winnipeg

\$1,275,000

6.3% CAP RATE**Great investment opportunity to add to your portfolio 4 x 880 sqft 3bdrm 2.5 bthrm with separate utilities. Step inside to laminate flooring throughout the open concept main living area. Plenty of counter and cabinet space and access to a small private deck. Upstairs offers 2 spacious bdrms including primary bdrm with walk in closet and 4 pc bthrm. Fully finished basement consists of 3rd bdrm, rec room, 3pc bthrm, in unit laundry and plenty of storage. Additional features hi eff gas furnace, HRV units, central air to each unit, pvc windows throughout, 5 paved parking stall with plugs, walking distance to all amenities, public transportation and 5 min from downtown. Located on a quiet street in desirable St. Vital. Units 1, 2 & 4 rent for \$2000/M, Unit 3 rents for \$2157.85/M. ALL Utilities paid by tenants.

Listing Presented By:



Originally Listed by:
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