



209 Balmoral Street Winnipeg

\$419,900

Solid 4plex with plenty of upgrades, walking distance to University of Winnipeg, Canada life, shops & restaurants down Broadway. Building upgrades include Shingles 2024, furnace and duct work (heating common area) 2024, PVC windows throughout, hot water tank 2024, hardy board exterior, common laundry & 4 parking stalls. Unit 1 - 1 bedroom 1 bathroom \$770 tenant pays heat & hydro. Vinyl plank flooring throughout, white kitchen cabinets, plenty of counter space & long term tenant. Unit 2 - 1 bedroom 1 bathroom - \$1000 tenant pays Heat & hydro. Completely remodelled unit right down to the studs, brand new kitchen, bathroom, flooring baseboards insulation. Over 100K invested into this one unit. Extremely clean and organized tenant. Unit 3 - 1 bedroom 1 bathroom - \$820 tenant pays heat & hydro. Vinyl plank flooring throughout, white kitchen cabinets, plenty of counter space & white kitchen cabinets, long term tenant. Unit 4 - 1 bedroom 1 bathroom - \$820 tenant pays heat & hydro. Vinyl plank flooring throughout, white kitchen cabinets, plenty of counter space & term tenant. Showings Tue & Thur 5-7 & Sunday 12-5 No exceptions. Please contact your realtor or inquire for pro forma

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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