



## 292 Cathedral Avenue Winnipeg

\$119,900

Welcome to this distinguished business duplex with separate hydro meters, showcasing a delightful 2-bed apartment on its upper level. Whether you're an aspiring entrepreneur seeking a dynamic live-work space or an astute investor eyeing a profitable venture, this robust brick structure with its potential, awaiting revitalization to unlock its full earning capacity. The ground floor of this duplex serves as a blank canvas for your entrepreneurial aspirations! Picture your boutique, salon, cafe, or professional office flourishing. Above, the well-appointed 2-bedroom suite awaits, bathed in natural light & offering functional living, & private entrance. While some renovation is warranted, this property stands as a prime canvas for someone with vision to craft a distinctive & lucrative duplex. Seize this opportunity to own a business duplex complemented by a charming 2-bed apartment - a rare gem awaiting its transformation into a prosperous investment venture. Don't let this opportunity slip away; call today!

Living Room 13'50 x 13'50

Kitchen 13'67 x 13'50

Bedroom 22'25 x 9'17

Bedroom 14'33 x 8'33

Storage Room 16'17 x 9'67

Three Piece Bath

Living Room 14'25 x 13'33

Dining Room 18'67 x 13'25

Kitchen 18'25 x 13'33

Bedroom 14'50 x 9'25

Bedroom 10'17 x 9'67

Four Piece Bath

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[andrewpenner@royallepage.ca](mailto:andrewpenner@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164  
[rckjansen@royallepage.ca](mailto:rckjansen@royallepage.ca)