



## 310 Victor Street Winnipeg

\$249,900

Offers presented as received. Rare opportunity to own this straight and solid duplex located on the first block off Portage ave in one of the best pockets in all of the West End neighbourhood. This property features 1,505 sqft of living space. There are two separate units, each with their own entrance. Each unit has 2 large bedrooms & 1 bathroom, along with very good size living rooms. Both units are freshly renovated & ready for the new owner to rent out on day one. This property also has a full basement providing easy access to the mechanicals & load of storage space. It also provides loads of future development potential to add another bedroom/living space down there. Upstairs there is a huge third storey attic space that also provides future development potential for adding another bedroom. The front + side yard is fully fenced and out back is a large parking pad with room for multiple vehicles. Perfect opportunity for someone looking to live in one unit and rent out the other to cover their monthly mortgage payment. Or rent out both units on day one & start building your wealth! With just 5% down (\$12,500) the monthly mortgage payment is \$1278. Don't wait to see this one, book your showing now!

Living Room 15'75 x 9'42

Four Piece Bath

Bedroom 9'67 x 9'75

Bedroom 9'92 x 9'08

Kitchen 8'67 x 9

Laundry Room 13'17 x 9'50

Bedroom 9'92 x 9'08

Four Piece Bath

Living Room 11'92 x 13'08

Bedroom 10'50 x 7'50

Listing Presented By:



Originally Listed by:  
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