



318 Tweed Avenue Winnipeg

\$399,900

Showings start now. Offers as rec. Calling all investors this is the money maker you have been waiting for! Welcome to this rock solid & rarely available up/down duplex in Elmwood. Both units have decent renovations & updates done, including a newer hi-eff furnace, recently reno'd bathrooms, updated flooring & split hydro meters & electrical panels; ready & waiting to be rented out - making this building a landlords dream! #320 (suite 1) - main floor: is a 2 bed/1 bath unit - previously rented for \$1320 +util. #318 (suite 2) - upper floor: is a 3 bed/1 bath unit - previously rented for \$1400 +util. Each unit features a large living room, well appointed kitchen with eat in space, 4pc baths (updated 2023 & 2024), access to the shared basement including laundry area, & ample extra storage space too. Outside is home to a large yard space as well as ample parking for at least 4. Additional upgrades include new shingles & eaves done in 2024. Whether you're adding to your portfolio or just starting to get into real estate investments this duplex has incredible potential! Don't miss your chance to own this rock solid, money making duplex!

Living Room 17'58 x 11'58
Eat-In Kitchen 11'17 x 9'58
Primary Bedroom 11'17 x 10'67
Bedroom 10'67 x 9
Four Piece Bath
Living Room 17'67 x 11'50

Eat-In Kitchen 11'25 x 9'58
Primary Bedroom 11'25 x 10'67
Bedroom 10'75 x 9
Bedroom 9'75 x 7'33
Four Piece Bath
Recreation Room

Listing Presented By:



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