



440 Alexander Avenue Winnipeg

\$120,000

Are you an investor looking for passive income? Well look no further, this is the property for you. 440 Alexander is a multi family property that takes in over \$26,000 in rent a year. Both units are fully tenanted. The front unit is currently being used a licensed rooming house with three rooms rented. The property currently has an in house caretaker that would like to stay. Seller states he has upgraded the shingles, hot water tank and some windows. Close to schools, public transportation and shopping. This is a unique investment opportunity that won't last long. Book your showing today!

Kitchen 9'30 x 10'33

Living Room 9'61 x 11'42

Four Piece Bath 4'63 x 7'21

Bedroom 9'77 x 7'50

Bedroom 11 x 12'33

Four Piece Bath 5'04 x 5'33

Kitchen 8'20 x 12'33

Bedroom 9'12 x 8'24

Two Piece Bath 6'48 x 2'65

Bedroom 10'98 x 10'47

Three Piece Bath 3'78 x 7'56

Bedroom 6'55 x 7'13

Listing Presented By:



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