



535 Ellice Avenue Winnipeg

\$2,699,000

ATTENTION INVESTORS!! Perfectly located 1/2 block from the University of Winnipeg! Easy Student Rental! FULL REHAB completed in December 2022,, New Owner can set rental rates & increases until 2027! Solid concrete construction. Rehab consisted of New Roofing, New Insulation, New HE Hot Water Tank, New PVC Windows, New Kitchens and Baths in all suites, New Window Air Conditioners, New Luxury Commercial Vinyl Plank Flooring, All New Appliances, New Baseboard Heating, New Plumbing Lines and Fixtures, New Electrical throughout building with separate meters and on site Laundry. Security system with Camera's and Key Fob entry with Enterphone System. Secured Covered parking for 6 vehicles with Electric Entry Gate. Building has 15- One Bedroom suites, 1- Commercial unit on main floor fronting Ellice, bus stop right out front of building. Close to HSC, Canada Life Centre, minutes from Polo Park mall, restaurants. FULLY LEASED. All measurements +/-

Listing Presented By:



Originally Listed by:
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