



537 Ellice Avenue Winnipeg

\$2,499,900

Perfectly located 1/2 block from University of Winnipeg. FULL REHAB completed in Dec. 2022, NEW OWNER can set rental rates until 2027! Solid concrete block construction. Rehab consisted of New Roofing, New Insulation including exterior walls, New HE Hot Water tank, New PVC Windows, New Kitchens and Baths in all suites, New Window Air Conditioners, New Luxury Vinyl plank flooring, all New Appliances, New Baseboard Heating, All New Plumbing Lines and fixtures, New Electrical throughout building with separate meters, on site laundry and managers office. Security system with cameras and key fob entry with enterphone system. Secured covered parking for 6 vehicles with electric gate. Building has 15-1 Bedroom suites, 1- Commercial unit on main floor fronting Ellice with Bus stop right in front of building, fully leased. Close to HSC, Canada Life centre, minutes from Polo Park Mall and restaurants. All measurements +/- information deemed reliable but not guaranteed

Listing Presented By:



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