



## 541 Langevin Street Winnipeg

\$739,900

S.S Nov 10 offers as received. Opportunity to own a high cash flowing 6 plex in the heart on St. Boniface. Walking distance to Universite de Saint-Boniface, St. B Hospital, downtown & so much more. Unit 1 - \$1095 - tenant pays electricity, main floor - 1 bdrm 1 bthrm. Unit 2 - \$880 tenant pays all utilities, 1 bdrm 1 bthrm w/addit'l storage. Unit 3 - \$1050 - Tenant pays all utilities, second floor - 1 bdrm 1 bthrm newer countertops & white cabinets, w/granite vanity in 3 pc bthrm. Unit 4 \$875 tenant pays all utilities - 1 bdrm 1 bthrm sleek white kitchen cabinets, s.s appliances, newer countertops & tile flooring. Unit 5 - \$800 tenant pays all utilities - 3rd floor - 1 bdrm 1 bthrm w/outdoor balcony. Unit 6 - Bachelor (vacant) \$895 tenant pays all utilities. Basement offers storage units & common washer & dryer. Install coin opp for additional income. 8 Parking stalls ea unit incl 1 stall. Rent additional stalls for added income. 7.1% cap rate. Full proforma available. SHOWINGS RESTRICTED TO Tues & Thur 4-7pm & Sun 12-4 NO EXCEPTIONS

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

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