



649 College Avenue Winnipeg

\$249,900

Offers as received. Great cash flowing duplex. Net cash flow is HUGE at \$26,531 annually. All utilities are separated including water. Both units have newer laminate and vinyl flooring. Hi eff furnaces in 2011 and 2014, windows in 2014. Central air in both units. Newer shingles. No knob and tube all new electrical including panels with permits. Both units are the exact same with finished basements and 3 bedroom 1 bathroom. Great opportunity.

Kitchen 10 x 12'20
 Living Room 12'20 x 12'20
 Porch 6'50 x 7'50
 Primary Bedroom 11'50 x 9'30
 Bedroom 12'20 x 11
 Bedroom 11'50 x 10
 Four Piece Bath 5'80 x 6'80
 Recreation Room 8 x 11'50

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Listing Presented By:



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