

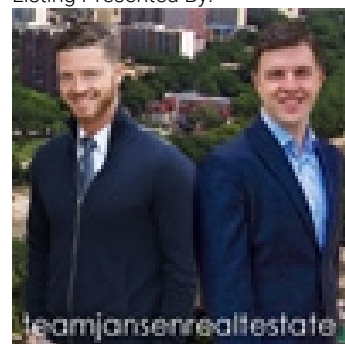


## 726 Sargent Avenue Winnipeg

\$575,000

Huge price reduction.. Welcome to an exceptional investment opportunity in the heart of Winnipeg. More than 80,000\$ done on recent upgrades. This prospectus presents a prime retail building boasting not only 2 thriving restaurants on the main floor but also 4 fully leased suites on the second floor. With the owner retiring, this offering presents an ideal chance to secure a lucrative real estate asset in a bustling location. Huge potential with positive cash flow. Whether you're an investor seeking stable cash flow or a developer looking to unlock the property's full potential, this retail building offers a compelling proposition.

Listing Presented By:



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