



75 Hespeler Avenue Winnipeg

\$259,900

Residential/Mixed use commercial. Looking to add to your portfolio or have a small business & want to have commercial space at the front & 3 bdrm unit at the back to live in? Perfect for salon, barber, tailor, phone repair, storefront for building materials endless possibilities on this well maintained two storey mixed use w/plenty of upgrades. Commercial portion currently has change room, 3 pc bathroom, newer wndws/front door & commercial grade shutters. High traffic location w/no parking restrictions on the street. Residential side offers large kitchen on the main flr featuring plenty of counter & cabinet space, open to the formal dining rm & back dr leading to your fully fenced backyard w/plenty of parking & oversized single detached gar. Upstairs offers 3 HUGE bdrms all w/walk in closets. 4 pc main bthrm renovated in ('20), fully high & dry basement for storage. Upgrades include: Windows throughout ('18) 30 year roof ('15) Hi eff furnace, central AC, PVC wndws throughout building ('18)

Other 25 x 16'80

Three Piece Bath 6'40 x 6'70

Kitchen 12'40 x 12'20

Dining Room 9'80 x 12'40

Primary Bedroom 16 x 12'40

Bedroom 16 x 11'80

Bedroom 14'80 x 9'80

Four Piece Bath 8'90 x 9'20

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
rickjansen@royalpage.ca