

MULTI-FAMILY INVESTMENT PROPERTY

394 RIVER AVENUE, WINNIPEG, MANITOBA.



RE/MAX

COMMERCIAL

OSBORNE VILLAGE
394 RIVER AVENUE
6 SUITES

WINNIPEG MULTI-FAMILY INVESTMENT OPPORTUNITY

Outstanding opportunity to buy an investment property in the vibrant neighbourhood of Osborne Village rarely presents itself. Located in an older area of Winnipeg, “The Village” is well known for its tree-lined streets, great architecture, and eclectic shops and restaurants. This is where people of all ages gather to enjoy the arts or a night out and are able to walk or bike to work. The area has recently undergone revitalization with several new and modern condo projects completed or in progress. The Roger Apartments, originally built in 1895, features a fabulous owners’ suite with fireplace, den/bedroom, upgraded kitchen/ bathroom and what was once a porch was piled and finished in 2012 into a 2nd bedroom/sitting area. The 5 one bedroom suites have spacious open areas for kitchen/dining/living rooms with hardwood floors located one next to the main floor owners’ suite and 2 on each of the 2nd and 3rd floors.

SUITE MIX: 6 suites in total, 5 – 1 bedroom suites and one large owners’ suite. Parking for 3 vehicles at rear.

RE/MAX

Performance Realty

942 St. Mary’s Road, Winnipeg, MB., R2M 3R5

Each Office Independently Owned and Operated

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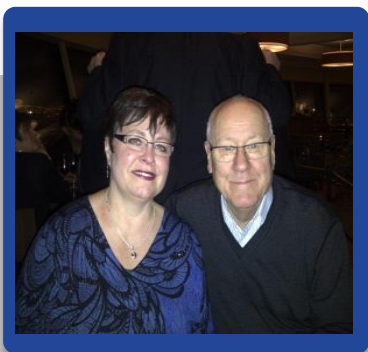
PROPERTY FEATURES

Rents are registered with The Residential Tenancies Branch and include forced-air gas heat, water, and 1 storage locker. Suite 1, the owners' suite was last registered in Dec. 2016. Since 2003 the property has had many upgrades including: new electrical service, updated kitchens with dishwashers, new vanities/toilets in bathrooms, duopane windows, steel rear exit doors to the suites, and new exterior staircases to the 2nd and 3rd floors.

Full financial details are available upon request and require a completed Confidentiality Agreement.

LIST PRICE \$729,000.00 (\$121,500.00 PER UNIT)

The information contained herein has been provided to RE/MAX Performance Realty by the Sellers and other professional sources and its accuracy is not guaranteed or warranted. Any interested Buyer is advised to perform searches in order to determine the accuracy of the information contained herein.



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