

MULTI-FAMILY INVESTMENT PROPERTY

627 ARLINGTON STREET, WINNIPEG, MB



4 PLEX

IDEAL FOR OWNER OCCUPANT.

OR FOR INVESTOR

WINNIPEG MULTI-FAMILY INVESTMENT OPPORTUNITY

Offered for sale and centrally located just south of Sargent Avenue, this 4 plex offers much pride in ownership and has been extensively renovated during the last 10 years. The main floor 3 bedroom suite ideal for an owner occupant features an open concept kitchen with generous under-lit custom cabinetry, built-in china cabinet with lighted buffet, large double door fridge, gas stove, built-in dishwasher and semi-formal dining area that seats 8-10 people; and a bathroom with a one piece acrylic tub/shower, high-end porcelain vanity with drawers, mirrored glass and walnut vanity and 2 linen cabinets. Suites 2 and 3 on the 2nd floor feature coved ceilings, remodeled kitchen and bath in suite 2 including tiled or bamboo flooring, and suite 3 with refinished hardwood floor, kitchen with newer counter and tiled floor. Suite 5 in the lower level features an eat-in kitchen and bathroom with tiled shower enclosure.

SUITE MIX: 4 suites built in 1955 of wood-frame construction and consisting of 1 large main floor 3 bedroom suite, 2 – 1 bedroom suites on the 2nd floor and 1 – 1 bedroom suite in the lower level.



Performance Realty

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

Each Office Independently Owned and Operated

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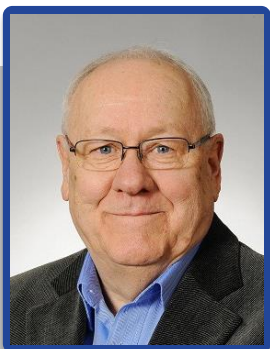
PROPERTY FEATURES

There are private entries for all suites from the north and south sides as well as a front entrance for the main floor suite. Heat is provided by an older hot water boiler system and supplemental baseboard heat for the lower level. Also features a double-detached garage, newer windows in almost the entire building, fire alarm with emergency power backup, newer appliances throughout, roof re-shingled in 2009 with 35 year shingles, and workshop and laundry room in lower level with front-load washer and dryer. **A 5th suite in the lower level, which already has the 4 pc. bathroom installed has been okayed by the City Planner and may be formally applied for by a new owner.**

Full financial details are available upon request.

LIST PRICE \$429,000.00

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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