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## Description

A BLANK CANVAS FOR YOUR DREAM BUSINESS! Sold in as in condition is this impressive & solid 6,500 SF building, with a huge 65X100 full basement which can be beautifully developed according to your requirement. The North side of the building was built in 1979 and this building can accommodate a wide variety of business from office, retail, medical, light repair business, sales or residential. Second story on the North side is currently being rented for a 2 bed 1 bath apartment suite, offering an additional source of income. Also featuring central air, C-2 Zoning, and 6-8 parkings at Rear. The City of Winnipeg encroachment in the amount of \$172.20 included in property taxes. You can convert your dreams to reality!



If you would like to view this property or are looking for additional information, please contact me.

Disclaimer: This information obtained is deemed to be reliable, but not guaranteed to the accuracy, correctness, and completeness of this information. Please note the information may change or withdrawal without notice.

\$459,900.00

Call Us: 204-989-7900

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