



Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-271-4114

www.flinflonrealestate.com

106 Green Street, Flin Flon, MB

STYLE: Duplex	LOT SIZE 50' X 120'
AGE: Approx. 1952	HEAT TYPE: Electric Forced Air
BEDROOMS: See Below BATHROOMS:	UTILITIES: 200 Amp Service
GARAGE: None	HYDRO COSTS: To Be Verified
TAXES: \$\$1742.73 (2019)	LIST PRICE: \$70,000.00

***All measurements are approximate and should be verified by the buyer, if accurate measurement is important to a buying decision.**

MAIN: <ul style="list-style-type: none"> ● Porch ● Kitchen ● Living Room ● Bedroom 1 ● Bedroom 2 ● 4 Piece Bathroom ● Laundry 	LOWER: <ul style="list-style-type: none"> ● Kitchen ● Living Room ● Bedroom 1 ● Bedroom 2 ● 4 Piece Bath ● Laundry 	EXTRAS: <ul style="list-style-type: none"> ● 16' X 16' Shed ● Stacking Washer & Dryer Included in Upper Suite ● Washer & Dryer included in Lower Suite ● Stove in Upper Suite Included ● Stove in Lower Suite Included

REMARKS: Located close to Hapnot Collegiate on a nice level lot this tidy moneymaker on a nice level lot is an opportunity to own a nice rental property at a great price. The interior of both two bedroom suites have new paint and new laminate flooring. The large storage shed can be shared by the occupants of both suites. Well worth a look by prospective landlords.

Del Ward cell: **204-271-4114**

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