



Nordmark Realty (1985) Ltd.

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www.flinflonrealestate.com

19 Ross Street, Flin Flon, MB

STYLE: Duplex	724 (Main Level)	LOT: 35.5' X 152'
AGE: !936/1959		HEAT TYPE: Electric Forced Air
BEDROOMS: 1 - 2 Bedrm Ste. & 1- 1Bedrm Ste		UTILITIES: 200 Amp Service
BATHROOMS: 1 In Each Suite.		HYDRO COSTS: 12 Year Average Available
TAXES: \$1640.83 (2018)		LIST PRICE: \$89,500.00

MAIN: <ul style="list-style-type: none"> • Porch Entry • Kitchen • Living Room • Master Bedroom • Bedroom 2 • 4 Piece Bathroom 	LOWER: <ul style="list-style-type: none"> • Kitchen • Living Room • Bedroom • 3 Piece Bathroom (Shower) • Laundry Room 	EXTRAS: <ul style="list-style-type: none"> • Main Level Includes: Fridge, Stove, Washer, Dryer, & Lawnmower • Lower level Includes: Fridge, Stove, Washer & Dryer
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REMARKS: This is an excellent revenue property that has been maintained in very good condition. The exterior of the building has received many upgrades including vinyl siding, metal roofing, pvc windows, a large pressure treated wood deck off the main suite and a landscaped backyard. The interior finishings of both the main level and lower level suites have been nicely decorated and are in very good condition. The property has ample parking for 3 to 4 vehicles. This is a great opportunity to own a great revenue property at a great price.

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

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