



# Nordmark Realty (1985) Ltd.

116 Main Street Flin Flon Manitoba, R8A 1K1 Ph: 204-687-6324 Fax: 204-687-6325

[www.flinflonrealestate.com](http://www.flinflonrealestate.com)

## 19 Ross Street, Flin Flon, MB

<b>STYLE: Duplex</b>	<b>724 (Main Level)</b>	<b>LOT: 35.5' X 152'</b>
<b>AGE: 1936/1959</b>		<b>HEAT TYPE: Electric Forced Air</b>
<b>BEDROOMS: 1 - 2 Bedrm Ste. &amp; 1- 1Bedrm Ste</b>		<b>UTILITIES: 200 Amp Service</b>
<b>BATHROOMS: 1 In Each Suite.</b>		<b>HYDRO COSTS: 12 Year Average Available</b>
<b>TAXES: \$1640.83 (2018)</b>		<b>LIST PRICE: \$65,000.00</b>

<b>MAIN:</b> <ul style="list-style-type: none"> <li>• Porch Entry</li> <li>• Kitchen</li> <li>• Living Room</li> <li>• Master Bedroom</li> <li>• Bedroom 2</li> <li>• 4 Piece Bathroom</li> </ul>	<b>LOWER:</b> <ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Living Room</li> <li>• Bedroom</li> <li>• 3 Piece Bathroom (Shower)</li> <li>• Laundry Room</li> </ul>	<b>EXTRAS:</b> <ul style="list-style-type: none"> <li>• Main Level Includes: Fridge, Stove, Washer, Dryer, &amp; Lawnmower</li> <li>• Lower level Includes: Fridge, Stove, Washer &amp; Dryer</li> </ul>
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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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ph:204-687-6324 fax:204-687-6325 nordmark@mymts.net