

451 HORACE STREET



4 5 1 H O R A C E S T R E E T

PROPERTY FOR SALE

the
opportunity

Address	451 Horace Street, Winnipeg MB R2H 0X4
List Price	\$380,000
Living Area	828 sqft x 2 floors = +/- 1650 sq. ft.
Lot Size	30' x 122'
Property Tax	\$2,015
Property Zoning	Residential – Two Family – R2 Zoning
Parking	Single Detached Garage & Parking Pad



jbanfield@joebanfield.com | office **204.831.3927** | cell **204.955.6831** | toll free **1.800.361.0500**
www.joebanfield.com | 1601 Buffalo Place | Winnipeg, MB R3T 3K7



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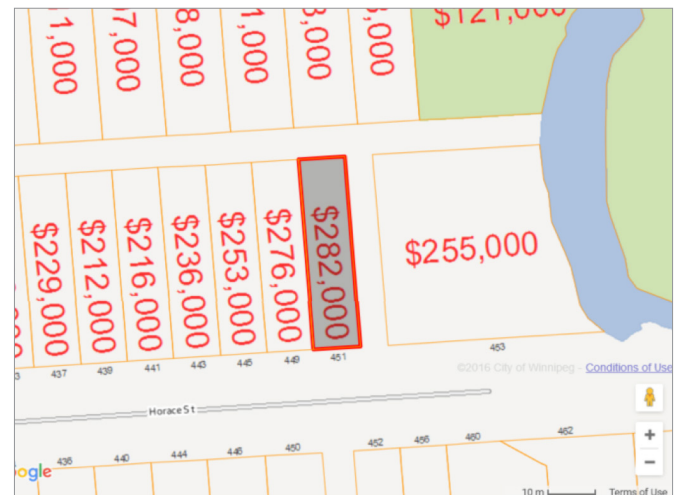
Property Features

- Bi-Level, 4 Bedrooms, 2 full Bathrooms
- Licensed Class 5 Group Home. Well suited for Troubled Youth; "Hang free" environment, Institutional grade "pick proof" door hardware throughout.
- Passes Provincial requirements for Group Home; Recently used for Provincial Government Emergency Placement Resources (EPR) for kids in hotels
- Zoning: R2
- Title: Freehold



General Info

- Internal Corner
- Natural Gas
- Stucco Exterior, Shingle Siding
- Fenced, Back Lane, Low maintenance landscape
- Air Conditioning - Central, Hood Fan

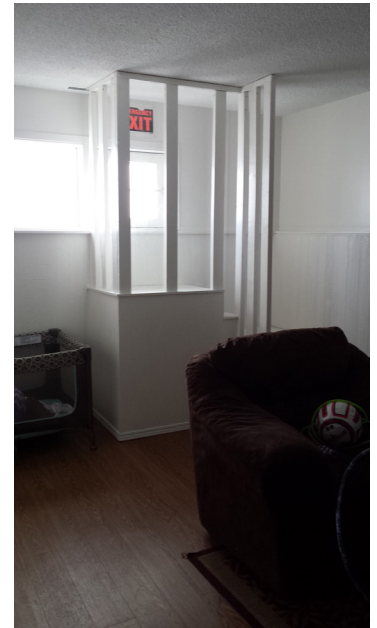
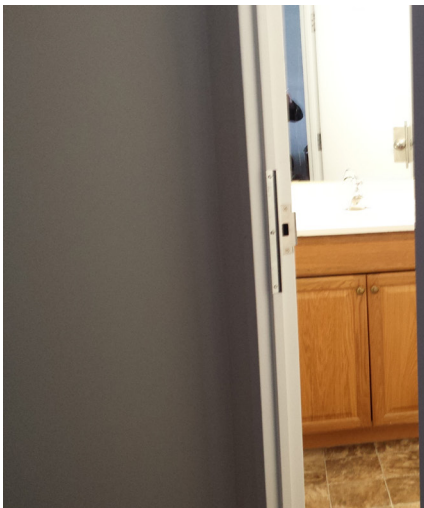
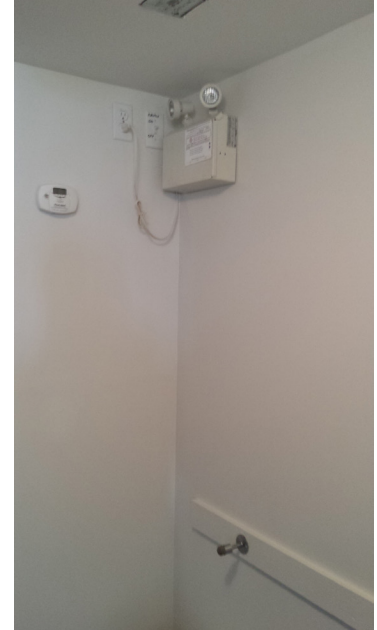


Assessment Roll (Market value as of April 01, 2014)



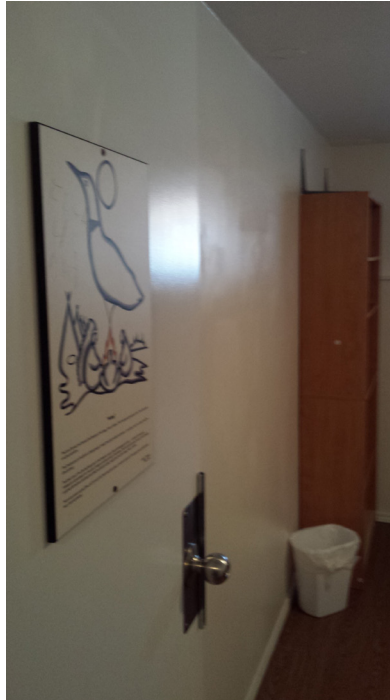
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