



7 Arctic Place in Thompson, Mb

\$2,900,000.00

Exceptional investment opportunity! This well-maintained 34 unit apartment building features recent upgrades including shingles and windows. With 100% occupancy and a strong rental history, it offers reliable, turnkey cash flow from day one.

Located in an excellent, high-demand area of Thompson, this property is ideal for both seasoned and first-time multi-family investors.

Don't miss out - quality buildings like this are rare!

<u>Income:</u>	<u>Monthly:</u>	<u>Annually:</u>
33 x 1 Bedrooms	\$ 26,730.00	\$ 320,760.00
1 x 2 Bedrooms	\$ 1,619.00	\$ 19,428.00
Misc. Income	\$ 200.00	\$ 2,400.00
Monthly Income	\$ 28,549.00	\$ 342,588.00

Expenses: Property Tax -	\$ 35,595.00
Utilities -	\$ 48,955.00
<u>Insurance -</u>	<u>\$ 26,374.00</u>
	\$ 110,924.00

Net Income: \$ 231,664.00

Financial statements and viewings to qualified buyers only.
Each unit pays for heat and lights.

Age: Approx. 1971
Size: 7,280 sq ft x 3 levels.
Lot Size: Approx 28,500 sq ft
Heat: Electric
Possession: Negotiable

 **REMAX THOMPSON**

Each office independently owned and operated.

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This information, although believed to be accurate,
is not warranted to be so.

