







## 145101 PR 274, RM of Dauphin, R7N 2T6, Manitoba

Handyman Special with 5.56 acres of land and a 2520 sq ft shop!

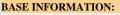
Lust 10 minutes west of Dauphin you can enjoy this conveniently.

Just 10 minutes west of Dauphin you can enjoy this conveniently located acreage that's just off the highway. This 928 sq ft, 1976 home features 2 nice sized bedrooms, an open concept kitchen and living area, along with a 4 piece bath. Most windows replaced on the main floor! The massive shop is a mechanic's/carpenter's dream with plenty of space to start your own home business, or to work on your projects. Shop has 2 large sliding doors from the North and West locations, 2x6 insulated exterior walls, a 10' ceiling height, an office space, concrete floor, plenty of lighting, and its own 200 amp service. Also included is a 504 sq ft arch rib machine shop that would be good for cold storage. Plenty of land to expand, garden, or big enough for a small hobby farm. Call us today to set up your personal viewing! Municipal water hookup available. Gross 2022 property tax \$2063.45. Hydro \$210/Month House & Hydro \$60/Month Shop

## MORE INFORMATION

## Room Size Details

Eat In Kitchen 15.33 x 12.08 Laminate Flooring, Ceiling Fan, Fridge, Stove, Exhaust Fan, Light Fixture, Updated Window Living Room 15.56 x 13.56 Laminate Flooring, Exterior Door, Picture Window Primary Bedroom 13.42 x 10.17 Laminate Flooring, Closet, Updated Window, Ceiling Fan Bedroom 11.08 x 10.75 Laminate Flooring, Closet, Updated Window, Ceiling Fan 4 Piece Bathroom Tub, Toilet, Shower, Vanity, Sink, Medicine Cabinet, Updated Window



Bed : 2 Bath : 1

Garage : 2520 sq ft Shop

LAND INFORMATION: Legal Land: NW 10-25-20W

Desc

Frontpage : Concrete Total acres : 5.56 Square feet : 928

## **BUILDING INFORMATION:**

Possession : Negotiable Occupancy : Vacant

Heat : Electric Baseboard N/A : Bungalow Year Built : 1976

Remodeled on : 2022 Hydro Budget : 270 Property Tax : 2063.45





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