



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

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

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

### BASE INFORMATION:

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

### CONVENIENCE:



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