



The  
Ellis  
Team

FOR SALE  
26 VIVIAN AVENUE

TY ELLIS PERSONAL REAL ESTATE CORPORATION • MONOPOLY REALTY



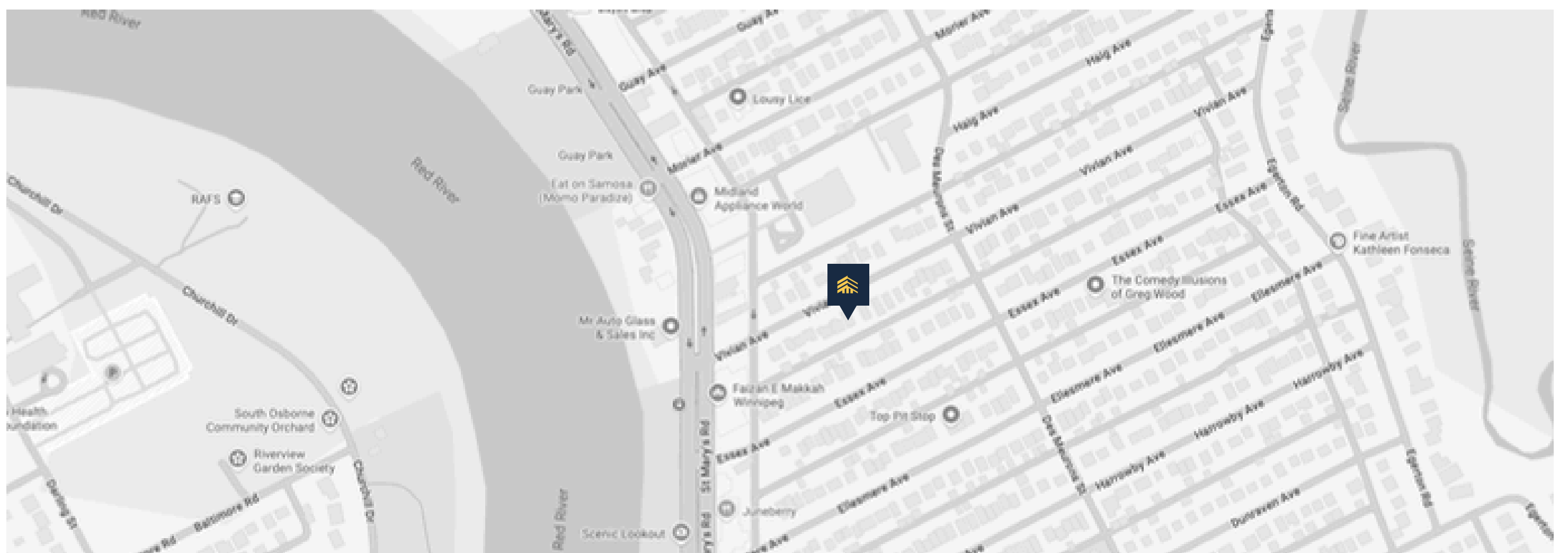
## ABOUT THE PROPERTY

# 26 VIVIAN AVENUE

Welcome to 26 Vivian Avenue, a fully self-contained duplex offering strong rental income in the heart of St. Vital. This purpose-built property features two independent suites, making it a high-performing addition to any real estate portfolio. The main-floor unit includes a finished basement, 3 spacious bedrooms, 2 full bathrooms, and an open-concept living area with an additional rec room. The upper suite is accessed via a private side entrance and features 2 bedrooms and 1 full bathroom. Both suites are equipped with separate hydro and water meters, in-suite laundry, and dedicated rear parking. The location is excellent, situated within walking distance to transit, shopping, and parks. This is a turnkey, income-generating asset ready to be added to your portfolio.

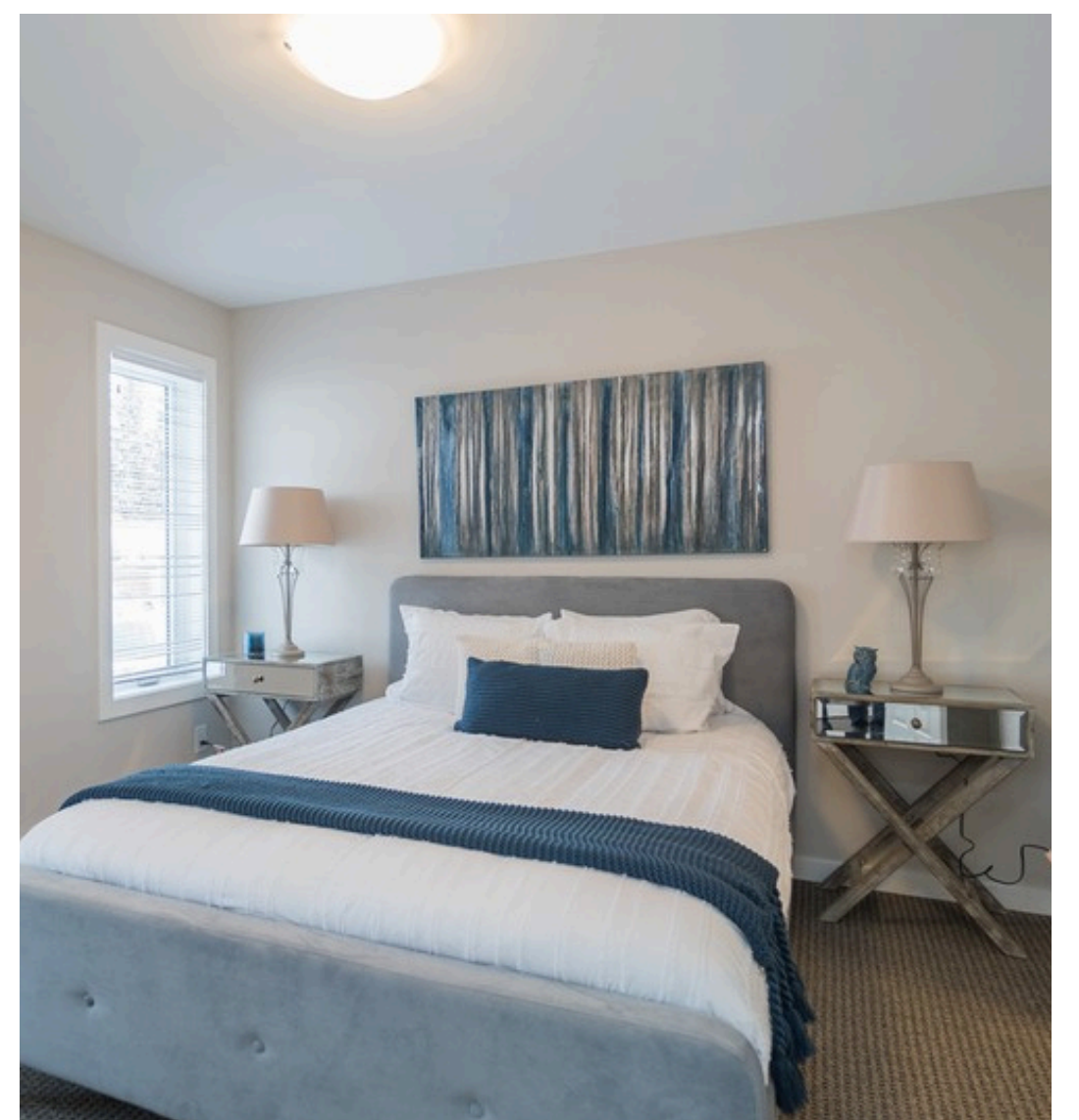


<b>Neighbourhood</b>	St. Vital	<b>Lease Information</b>
<b>Year Built</b>	2018	<b>Main Unit</b>
<b>Bedrooms</b>	5	\$2,195/mo +utilities March 1, 2025-March 31, 2026
<b>Bathrooms</b>	3	<b>Upper Unit</b>
<b>Living Area</b>	1,592 Sq. Ft.	\$1,625/mo +utilities October 1, 2025-September 30, 2026
<b>Parking</b>	Parking Pad	
<b>Heating</b>	Baseboard, Electric	



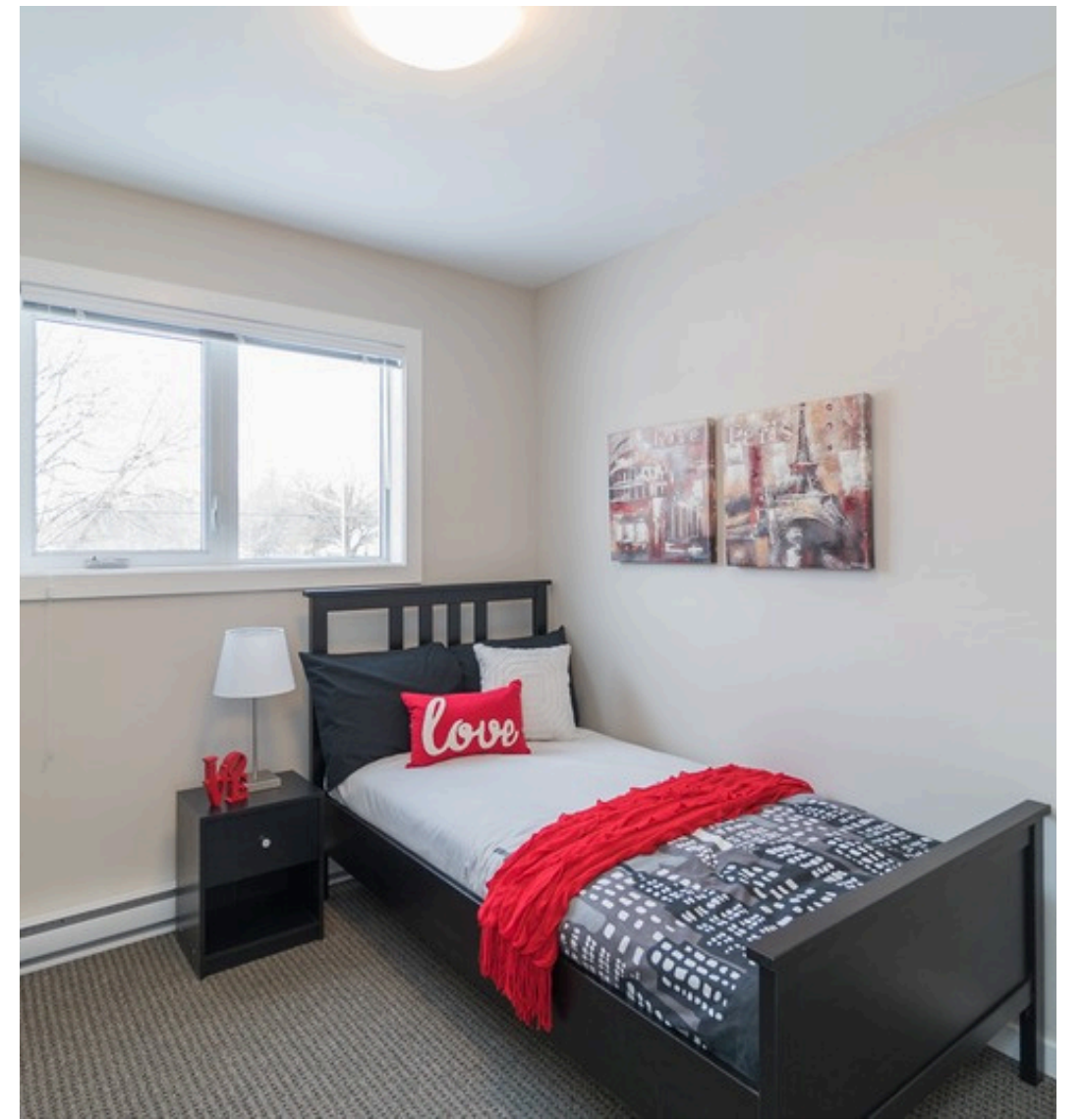
The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Interior photos of a similar property.





The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Interior photos of a similar property.

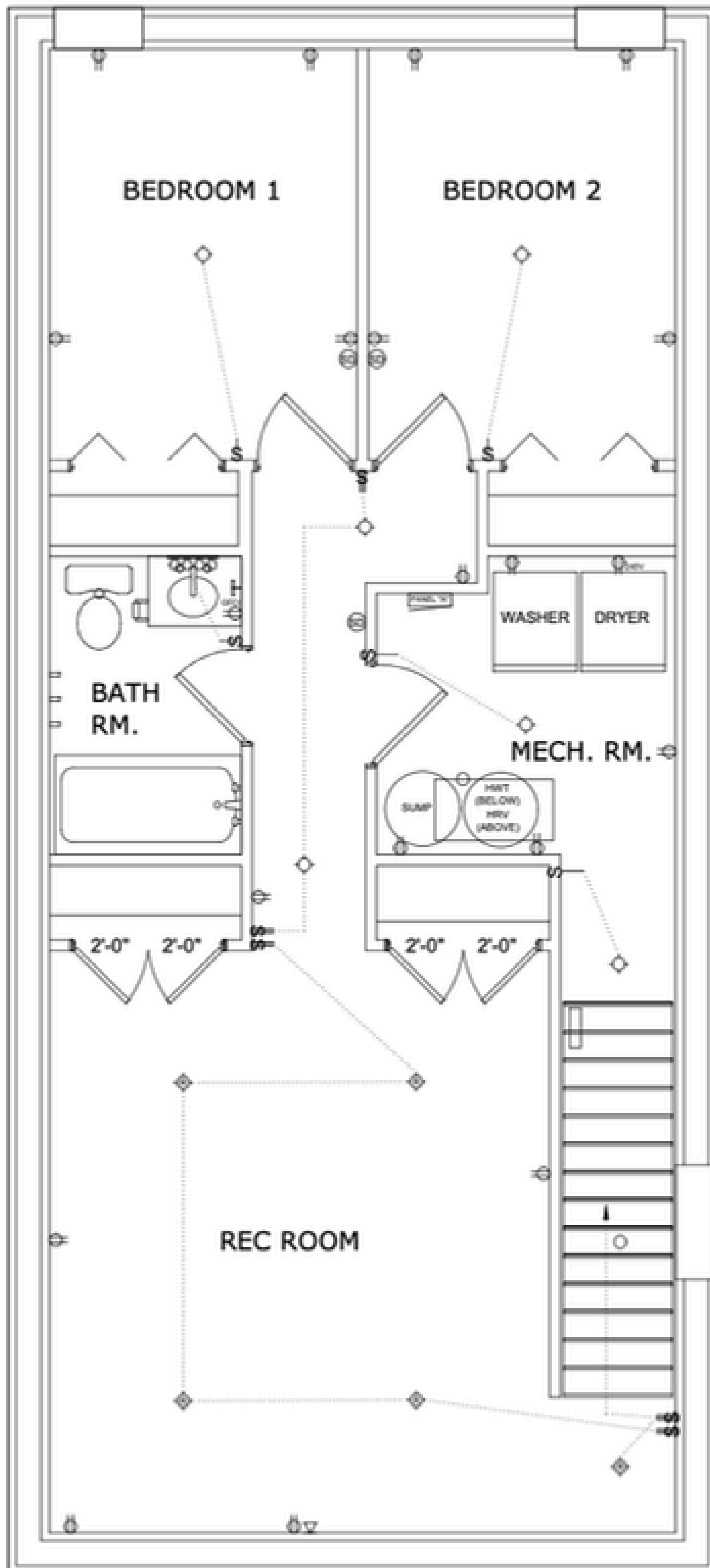




The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Interior photos of a similar property.

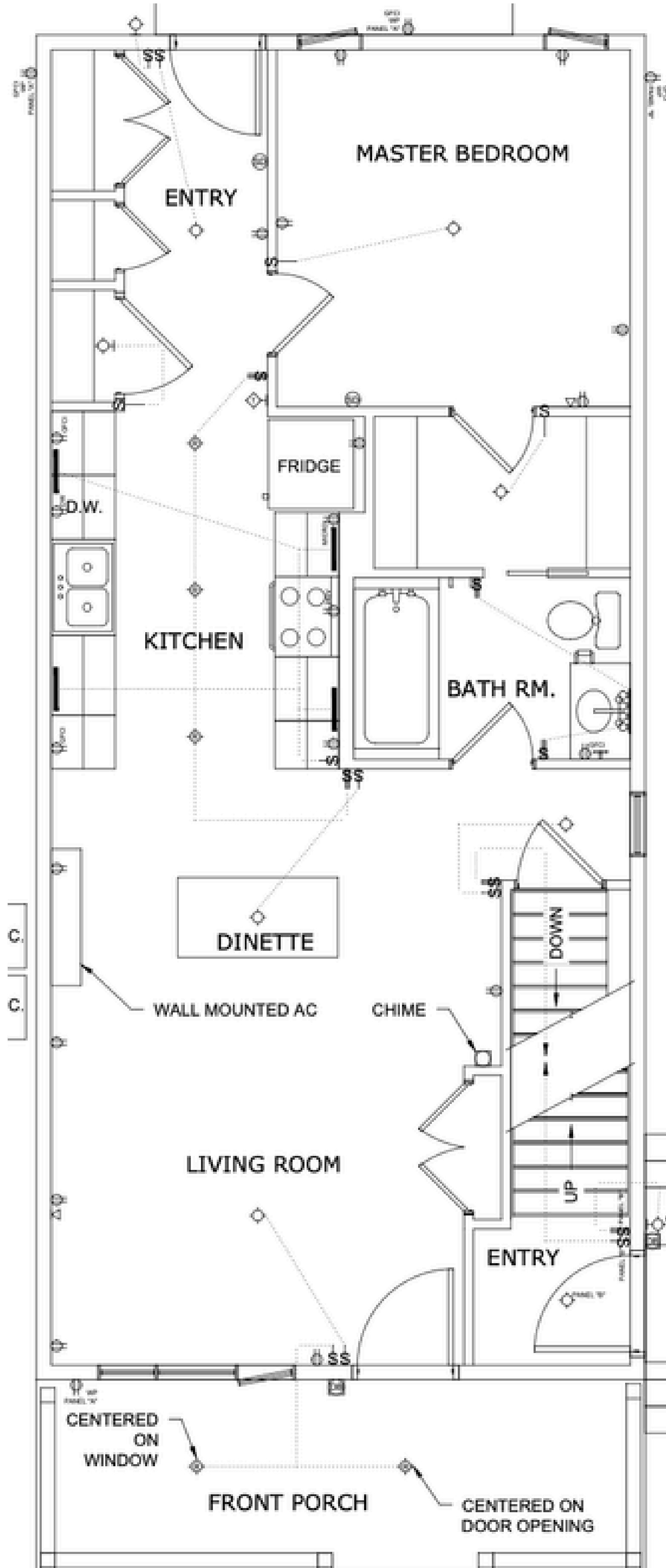


# BASEMENT



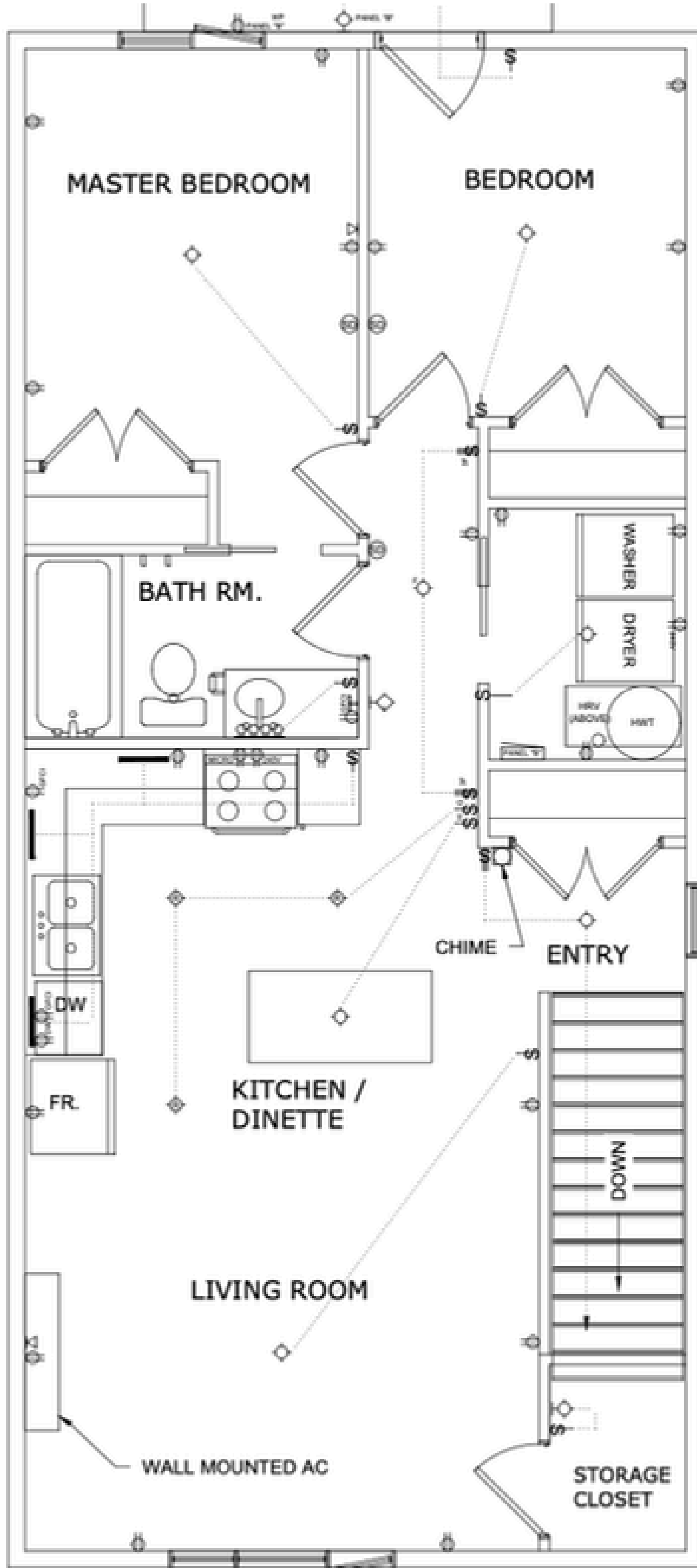
PLANS

MAIN LEVEL



PLANS

UPPER LEVEL





# The Ellis Team

**TYLER ELLIS**

TY ELLIS PERSONAL ESTATE CORPORATION

REALTOR® | Team Leader

@ ty@tyellis.ca

o: 204 477 1133 | m: 204 298 5802

www.tyellis.ca

 **MONOPOLY  
REALTY**  
J. BLUMBERG AGENCIES LTD.

#2 - 733 Pembina Highway  
Winnipeg, MB R3M 2L8