

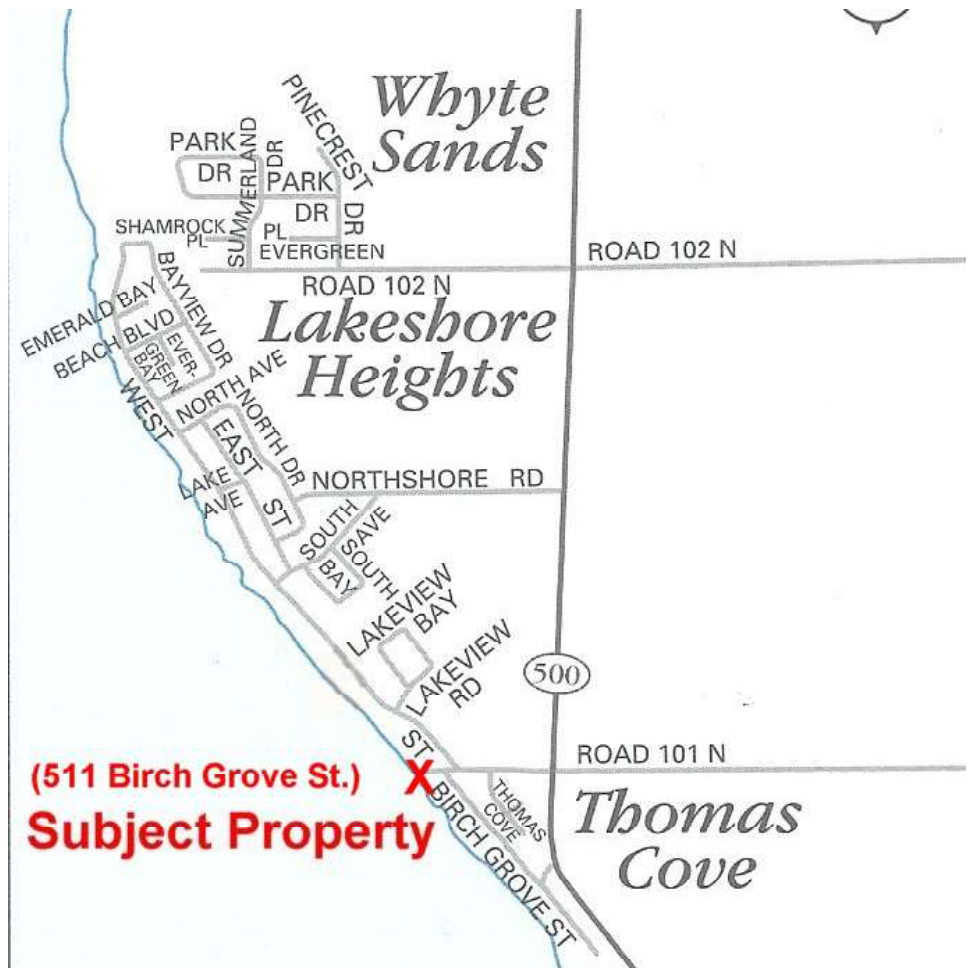
# *Grand Beach Realty Inc.*

**Welcomes you to this Lakefront Lot  
at 511 Birch Grove St., Lakeshore Heights**



**178' Lakefront property on Lake Winnipeg**

**Asking \$112,000**





## GENERAL INFORMATION

- Located approx 5 min south of Grand Beach.
- Address: 511 Birch Grove Street, Lakeshore Heights, Mb.
- Lot: 178' Lakefront x 160' depth
- Hydro & telephone located at property line
- No time restrictions to build
- Desirable area with neighboring year round Lakefront Homes
- Wonderful westerly Lakeviews & Sunsets
- Taxes for 2022: \$1,228.88
- Asking \$112,000



178 ft Lakefront on Lake Winnipeg

Presented By:

**Larry Guarino**

YOUR LOCAL EXPERIENCED PROFESSIONAL

“Over 34 years of Real Estate experience”

**Larry: (204) 771-5531 (Cell)**

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### NOTE

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind