

Grand Beach Realty Inc.

Welcomes you to this Cottage at
52-2nd Ave., Grand Beach Provincial Park



Asking \$157,900

Room Sizes

Kitchen	16' 0" x 7' 6"
Living room	12' 4" x 11' 4"
Bedroom	8' 0" x 7' 8"
Bedroom	8' 0" x 7' 9"
Bedroom	8' 0" x 7' 4"
Front Veranda	15' 6" x 7' 9"
Bathroom	3 piece



Front Veranda area



GENERAL INFORMATION

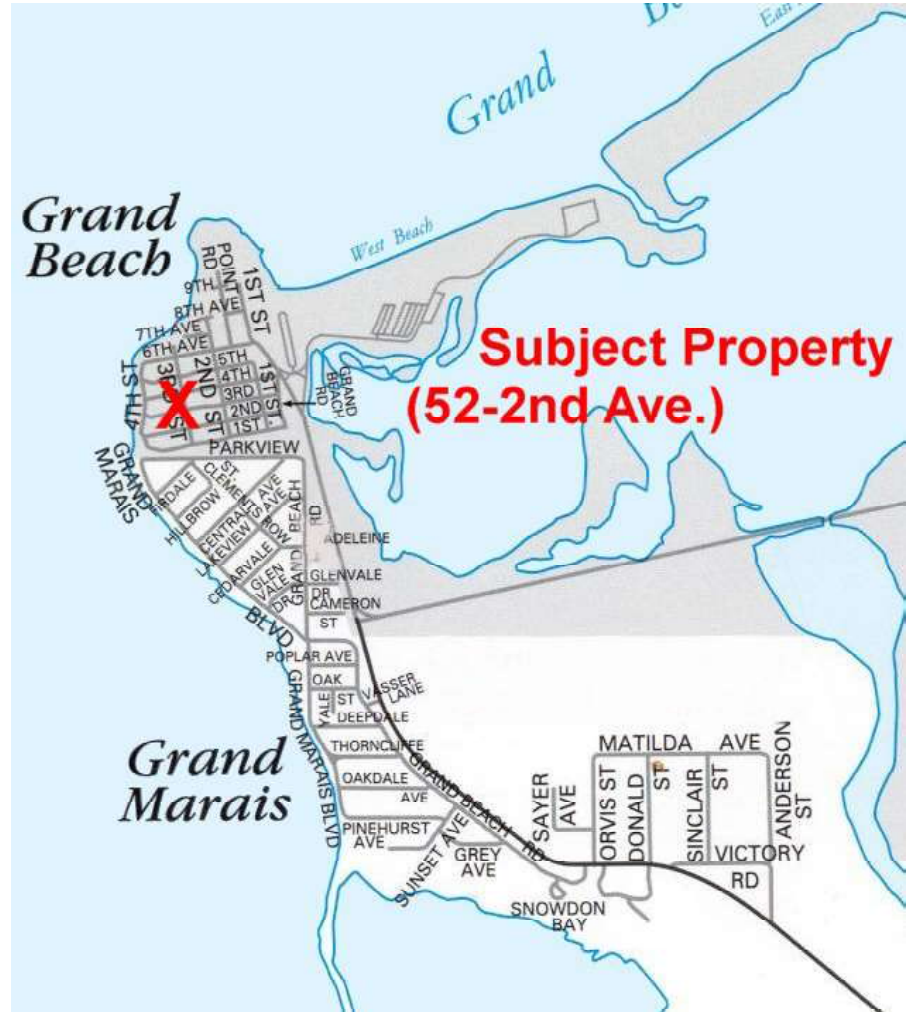
- Great Location in Grand Beach Provincial Park
- Address: 52 - 2nd Ave.
- Cottage size: approx. 672 sq. ft. with front enclosed Veranda
- Age: built in 1972
- 3 bedrooms
- 3 piece bath
- Enclosed Veranda on front of cottage
- Large deck on front of cottage
- Well maintained yard
- Single & Double pane windows throughout
- Window air conditioner
- Cottage is Insulated
- Electric Baseboard heaters throughout
- Lot: approx. 75' x 33'
- 70 ampere electrical panel
- Water holding tanks in back yard area behind shed
- 2 x 4 wall construction
- Post on pad foundation
- Shed in back yard
- 20 gallon Hot water tank and pressure pump
- Seasonal water provided by Grand Beach Park
- Holding tank (approx. 1000 gallon tank)
- Grand Beach Provincial Park has a 21 year renewable Lease with Manitoba Provincial Parks
- Renewable Lease expires April 30th, 2026
- Annual Gross lease fee for 2024 - \$822.46
- Lease permit # VHL 52976
- Includes: most all furniture: a list will be provided
- No Taxes - just lease fees
- Quick Possession is available



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

Direction & Street Map to 52 - 2nd Ave, Grand Beach Provincial Park



Presented By:

Larry Guarino

YOUR LOCAL EXPERIENCED PROFESSIONAL
"Over 35 years of Real Estate experience"

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