



Benchmark

INDEPENDENTLY OWNED AND OPERATED

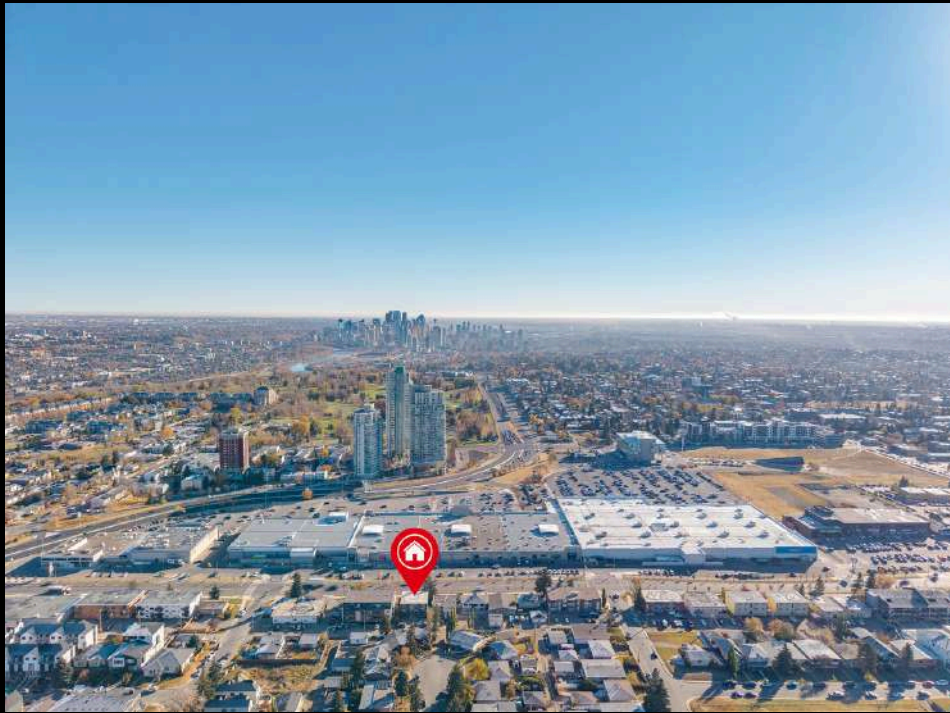
FOR SALE

1121 37 STREET SW

9 UNIT MULTI-FAMILY



IDEAL LOCATION FOR INVESTMENT PROPERTY



LOCATION - ROSSCARROCK

Sale Price: \$2,495,000

Possession: Immediate

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT

403-874-0424

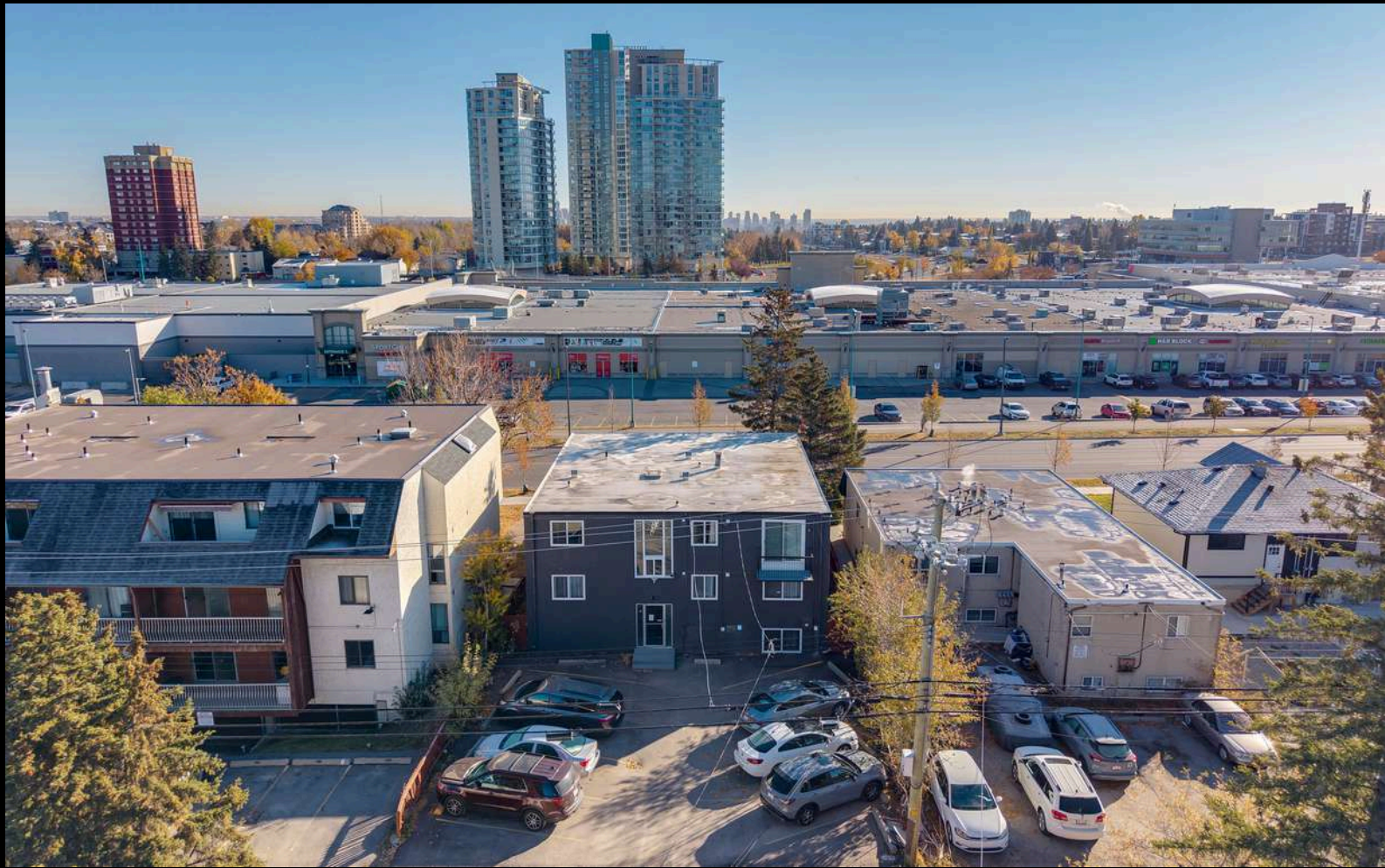
chris@zaharko.com



- 9 Units
- Fully Renovated Concrete Building
- Ideal Investment Location
- Taxes: \$10,012 (2025)
- Current Monthly Rental Income: \$14,240
- 9 Parking Stalls

www.zaharko.com

1121 37 STREET SW



RENT ROLL & EXPENSES

BR	End Term	Projected	Potential
Unit 1: 2 BDR	Jan-31-2027	\$1,795.00 x12 = \$21,540.00	\$1,645.00 x 12 = \$19,740.00
Unit 2: 2 BDR	Jan-31-2027	\$1,795.00 x12 = \$21,540.00	\$1,695.00 x 12 = \$20,340.00
Unit 3: 1 BDR	Jan-31-2027	\$1,650.00 x12 = \$19,800.00	\$1,475.00 x 12 = \$17,700.00
Unit 4: 1 BDR	Vacant	\$1,675.00 x12 = \$20,100.00	\$1,575.00 x 12 = \$18,900.00
Unit 5: 2 BDR	Aug-31-2026	\$2,075.00 x12 = \$24,900.00	\$1,975.00 x 12 = \$23,700.00
Unit 6: 1 BDR	Aug-31-2026	\$1,695.00 x12 = \$20,340.00	\$1,650.00 x 12 = \$19,800.00
Unit 7: 1 BDR	Jan-31-2026	\$1,695.00 x12 = \$20,340.00	\$1,475.00 x 12 = \$17,700.00
Unit 8: 2 BDR	Oct-31-2026	\$2,175.00 x12 = \$26,100.00	\$1,700.00 x 12 = \$20,400.00
Unit 9: Bach	Dec-31-2026	\$1,250.00 x12 = \$15,000.00	\$1,050.00 x 12 = \$12,600.00
Actual Monthly Total:		Potential Monthly Total:	\$14,240.00
Actual Yearly Total:		Potential Yearly Total:	\$170,880.00

2024 Expenses

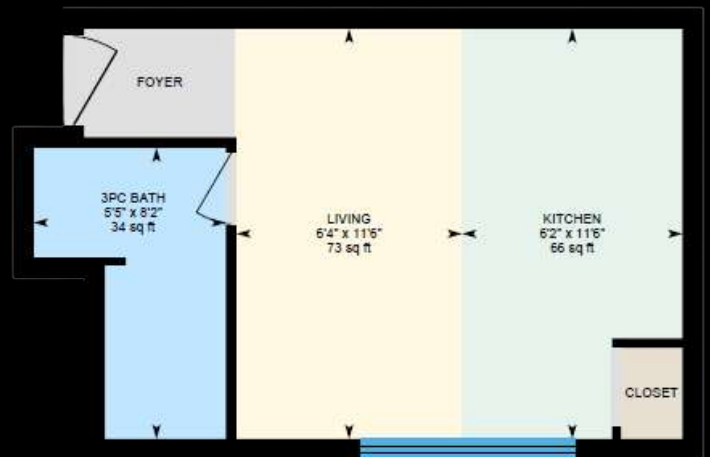
Insurance	\$4,762.00	÷ 12	=	\$396.83
Taxes	\$10,012.00	÷ 12	=	\$834.33
Utilities	\$13,470.00	÷ 12	=	\$1,122.50

Monthly Expenses: \$2,353.67

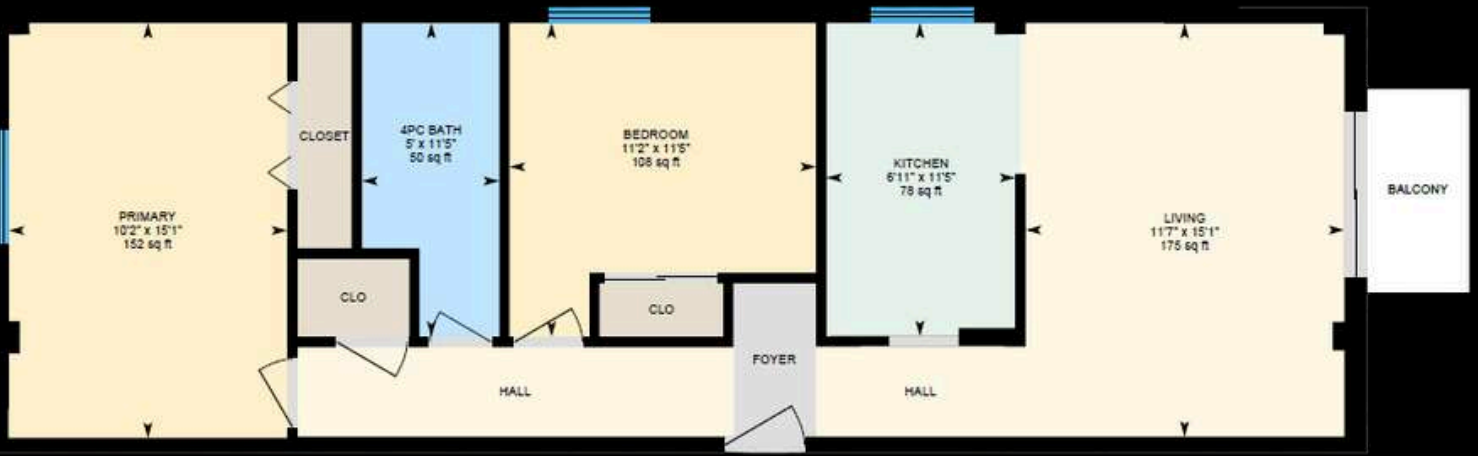
Yard Work & Snow Maintained by Owner



Unit 6 - 549.90 sq ft

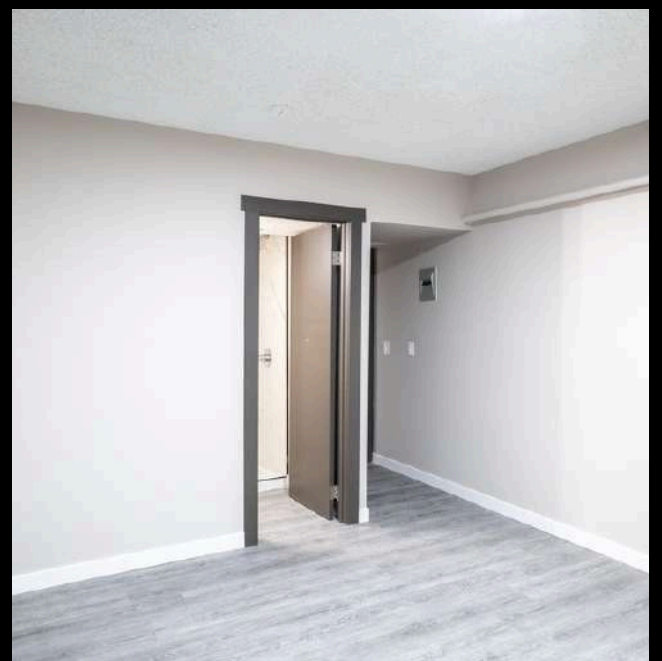
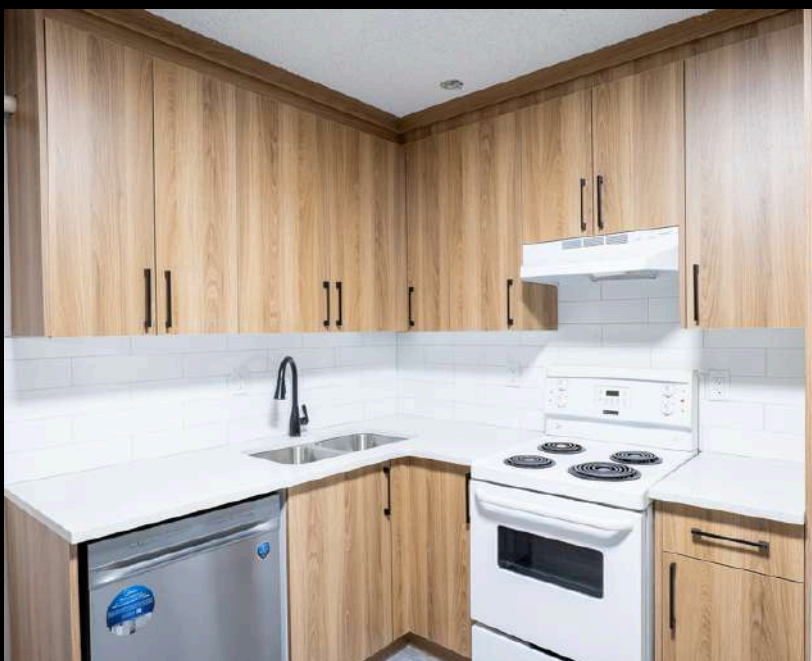


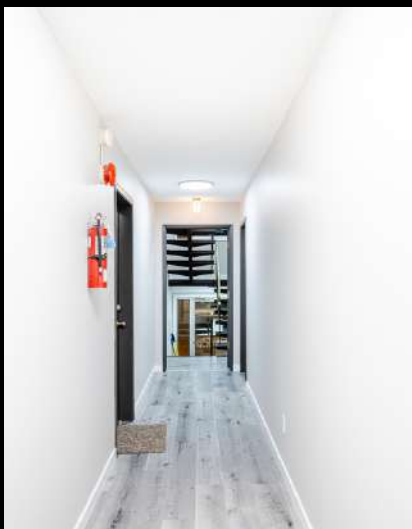
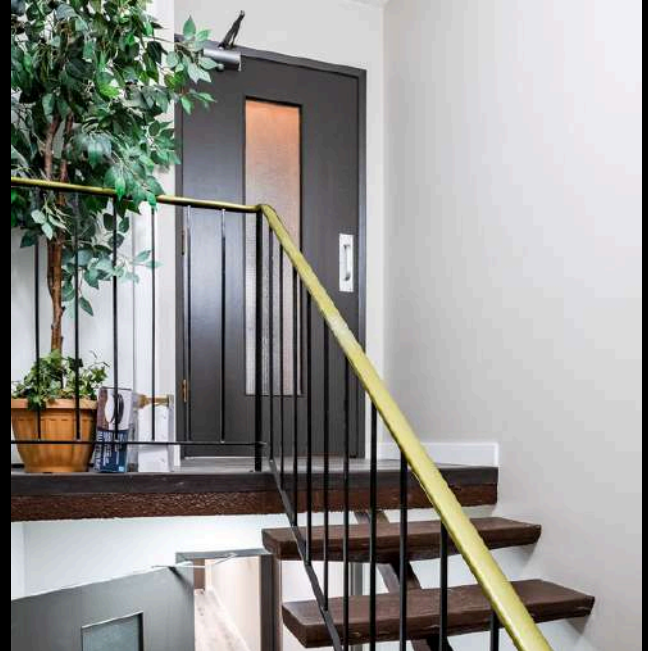
Unit 9 - 194.58 sq ft



Unit 8 - 731.89 sq ft







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