

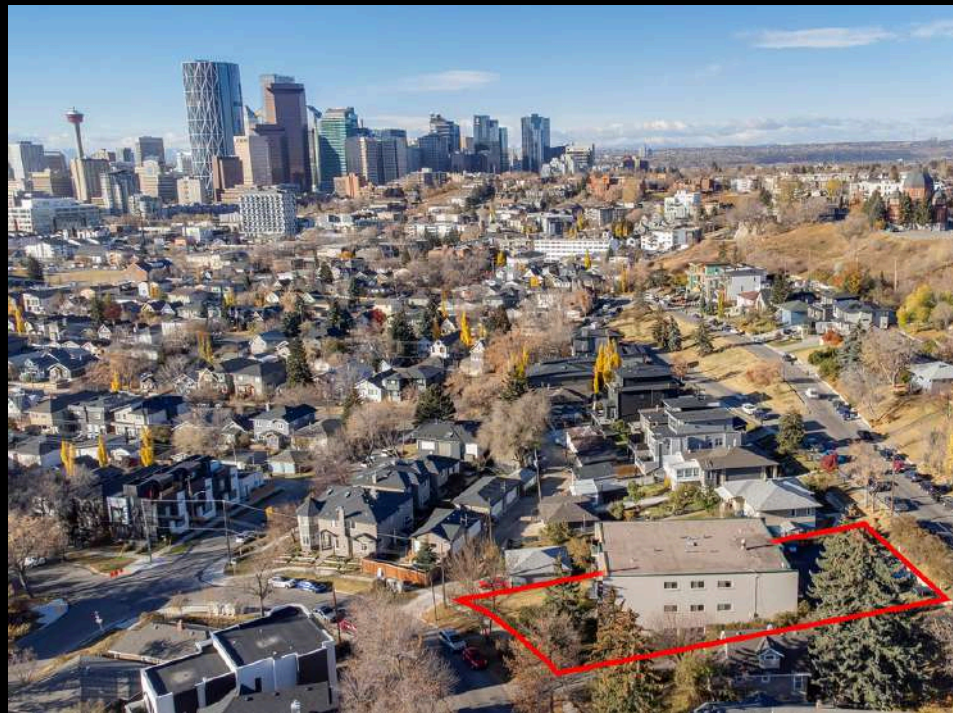
# FOR SALE

## 810 DRURY AVENUE NE

### 12 UNIT MULTI-FAMILY



## IDEAL LOCATION FOR INVESTMENT PROPERTY



**LOCATION - BRIDGELAND**

**Sale Price: \$3,250,000**

**Possession: Immediate**

PRESENTED BY:  
CHRIS ZAHARKO - ASSOCIATE  
ROYAL LEPAGE BENCHMARK

## CONTACT



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chris@zaharko.com

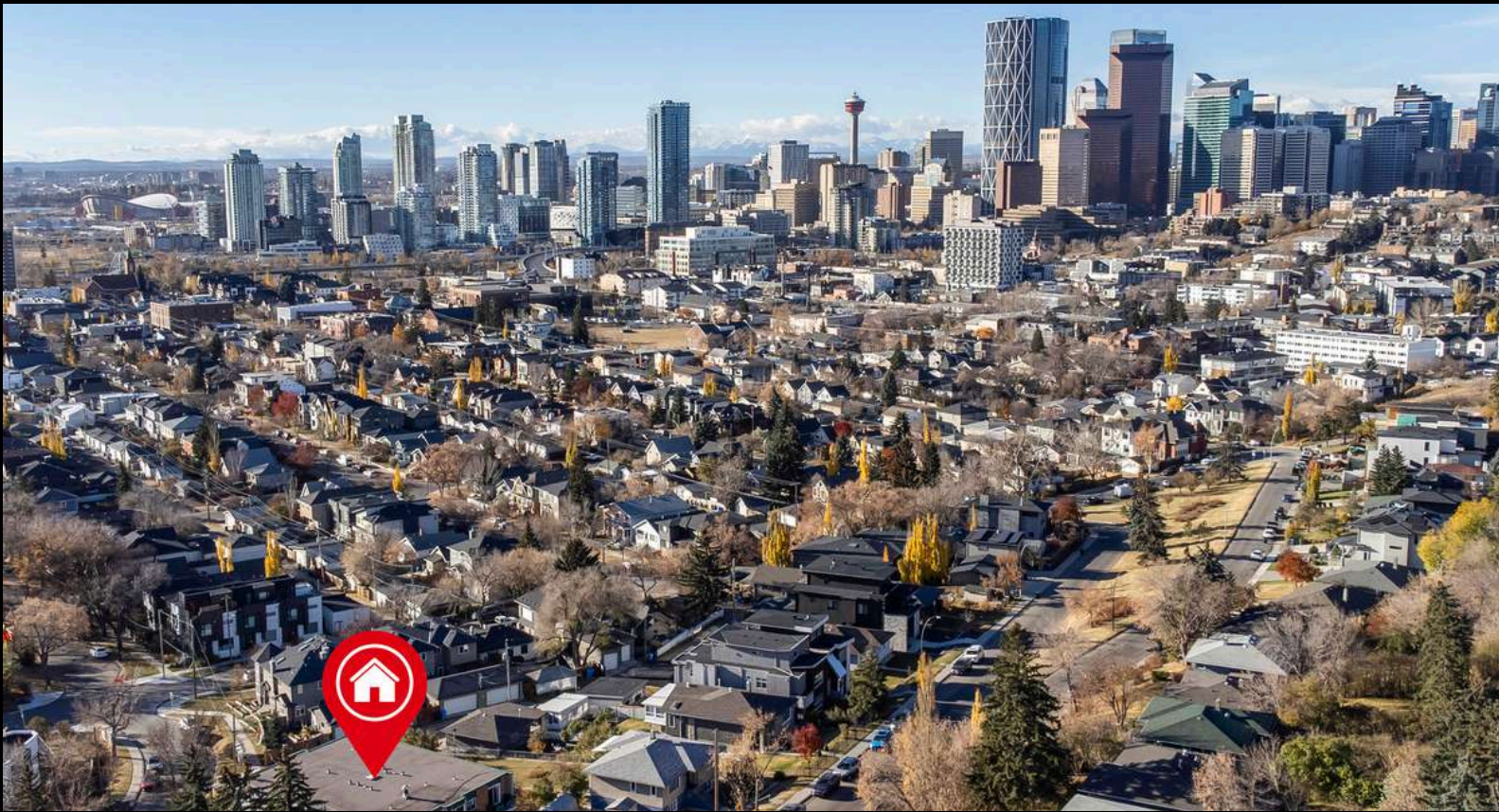


- 12 Units
- Solid Concrete Building
- Ideal Investment Location
- Taxes: \$13,164 (2025)
- Current Rental Income: \$18,850 = \$226,200/yr
- 9 Parking Stalls w/ potential for 12 w/ reconfiguration

www.zaharko.com



# 810 DRURY AVENUE NE



## RENT ROLL & EXPENSES

	BR				Term		Projected			Potential
Unit 1:	2	\$1,775.00	x 12	=	Sep-26	\$21,300.00	\$1,975.00	x12	=	\$23,700.00
Unit 1A:	1	\$1,420.00	x12	=	Apr-26	\$17,040.00	\$1,750.00	x12	=	\$21,000.00
Unit 2:	Bach	\$1,295.00	x 12	=	Feb-26	\$15,540.00	\$1,395.00	x12	=	\$16,740.00
Unit 3:	1	\$1,295.00	x 12	=	Feb-26	\$15,540.00	\$1,750.00	x12	=	\$21,000.00
Unit 4:	2	\$1,795.00	x 12	=	Aug-26	\$21,540.00	\$1,975.00	x12	=	\$23,700.00
Unit 5:	1	\$1,500.00	x 12	=	Mar-26	\$18,000.00	\$1,750.00	x12	=	\$21,000.00
Unit 6:	1	\$1,460.00	x 12	=	Jul-26	\$17,520.00	\$1,750.00	x12	=	\$21,000.00
Unit 7:	2	\$1,795.00	x 12	=	M-M	\$21,540.00	\$1,975.00	x12	=	\$23,700.00
Unit 8:	2	\$1,795.00	x 12	=	Sep-26	\$21,540.00	\$1,975.00	x12	=	\$23,700.00
Unit 9:	1	\$1,475.00	x 12	=	M-M	\$17,700.00	\$1,750.00	x12	=	\$21,000.00
Unit 10:	1	\$1,450.00	x 12	=	Aug-26	\$17,400.00	\$1,750.00	x12	=	\$21,000.00
Unit 11:	2	\$1,795.00	x 12	=	Sep-26	\$21,540.00	\$1,975.00	x12	=	\$23,700.00
Actual Monthly Total:						\$18,850.00	Potential Monthly Total:			\$21,770.00
Actual Yearly Total:						\$226,200.00	Potential Yearly Total:			\$261,240.00

Expected Laundry Income: \$1,700 per annum

### Approximate Expenses\*

Insurance \$7,268.00 ÷ 12 = \$605.67

Taxes \$13,164.04 ÷ 12 = \$1,097.00

Utilities \$12,080.17 ÷ 12 = \$1,006.68

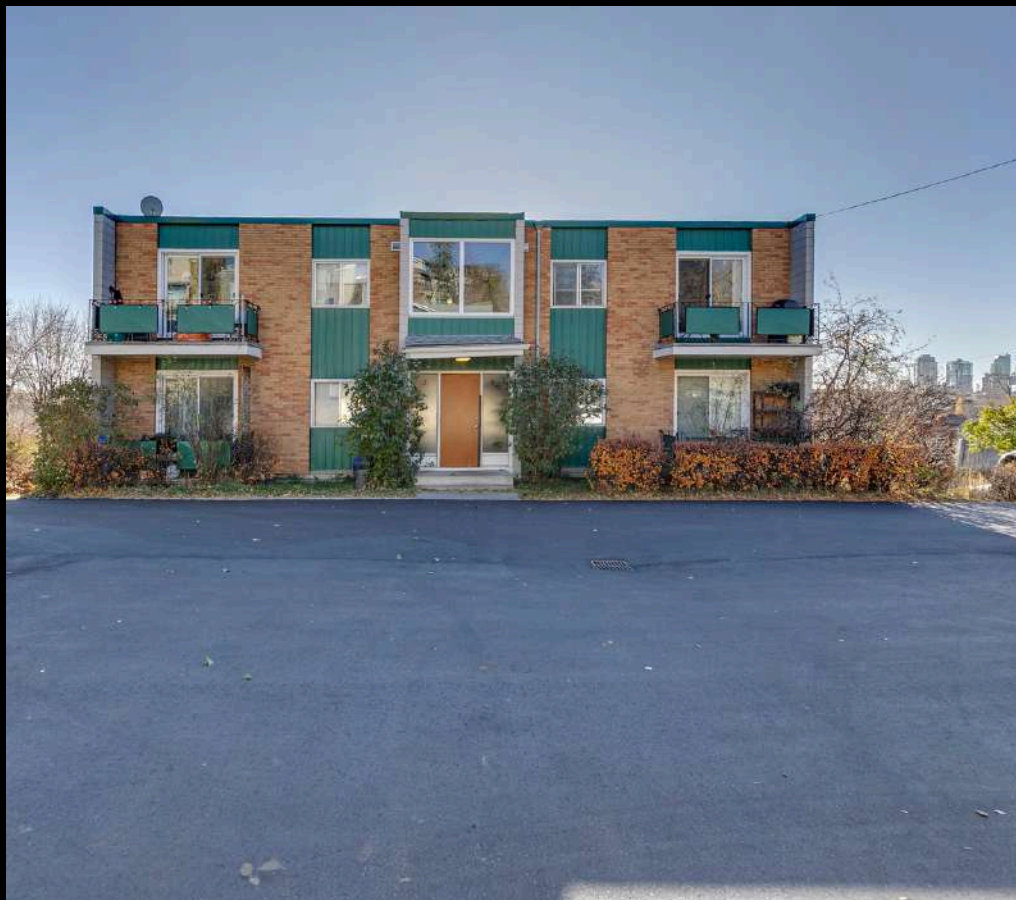
Monthly Expenses\*: \$2,709.35

Yard Work & Snow  
maintained by Owner







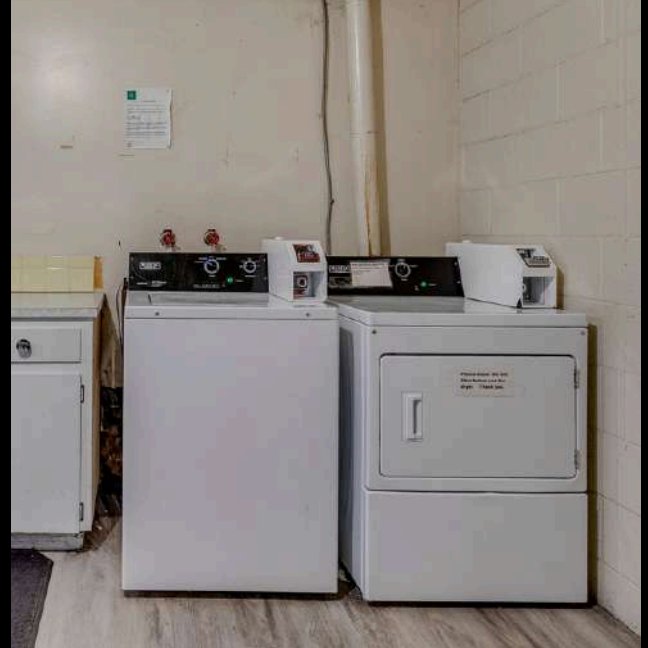
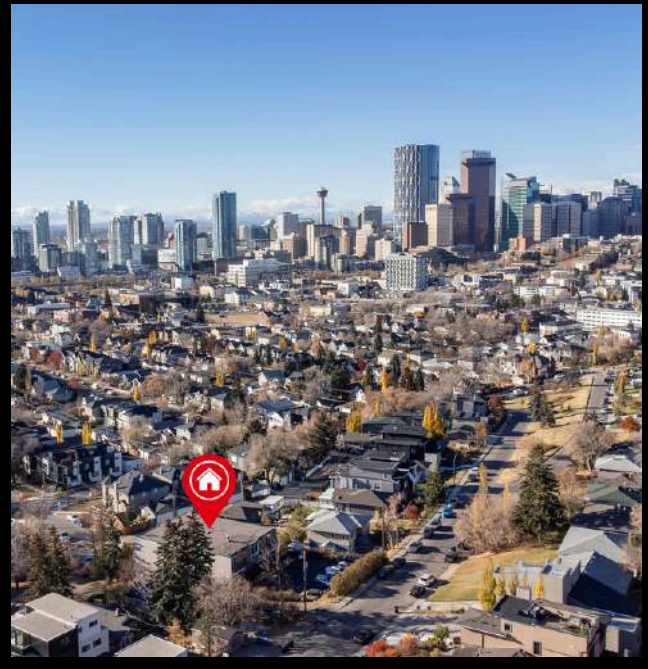


### IMPROVEMENTS

- PARKING LOT SURFACE - OCT 2025  
APPROX: \$38,325.00
- NEW BOILER - FEB 2023  
APPROX: \$24,000
- NEW HOT WATER TANK - FEB 2024  
APPROX: \$12,000
- ALL NEW PATIO DOORS
- NEW EXTERIOR PAINT
- NEW PAINT - ALL UNITS
- NEW FLOORING - ALL UNITS, HALLWAYS AND LAUNDRY AREA
- 11 BATHROOMS REMODELLED
- 5 KITCHENS REMODELLED

**LARGE LAUNDRY AREA WOULD  
ACCOMMODATE ADDITIONAL  
STORAGE LOCKERS**





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