



Benchmark

INDEPENDENTLY OWNED AND OPERATED

FOR SALE

1216 15 AVENUE SW

11 UNIT MULTI-FAMILY



IDEAL LOCATION FOR INVESTMENT PROPERTY



LOCATION - BELTLINE

Sale Price: \$2,750,000

Possession: Immediate

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT



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- 11 Units
- Large Utility Laundry Area
- Ideal Investment Location
- Taxes: \$12,298 (2025)
- Potential Monthly Rental Income: \$18,150
- 6 Parking Stalls Leased At \$100/mo each

www.zaharko.com

1216 15 AVENUE SW



1216 15 Ave SW - Revenue & Projected Revenue

BR	Term	Projected Unit + Parking	Potential
Unit 1: 1	\$0.00 x 12 = -	\$0.00	\$1,650.00 x12 = \$19,800.00
Unit 2: 1	\$1,450.00 x 12 = Sep-26	\$17,400.00	\$1,650.00 x12 = \$19,800.00
Unit 3: 1	\$0.00 x 12 = -	\$0.00	\$1,650.00 x12 = \$19,800.00
Unit 4: 1	\$0.00 x 12 = -	\$0.00	\$1,650.00 x12 = \$19,800.00
*Unit 5: 1	\$1,700.00 x 12 = Apr-26	\$20,400.00	\$1,650.00 x12 = \$19,800.00
Unit 6: 1	\$1,600.00 x 12 = Sep-26	\$19,200.00	\$1,650.00 x12 = \$19,800.00
**Unit 7: 1	\$1,550.00 x 12 = Aug-26	\$18,600.00	\$1,650.00 x12 = \$19,800.00
**Unit 8: 1	\$1,550.00 x 12 = -	\$18,600.00	\$1,650.00 x12 = \$19,800.00
**Unit 9: 1	\$1,850.00 x 12 = Oct-25	\$22,200.00	\$1,650.00 x12 = \$19,800.00
Unit 10: 1	\$1,450.00 x 12 = Jul-26	\$17,400.00	\$1,650.00 x12 = \$19,800.00
**Unit 11: 1	\$1,550.00 x 12 = Jul-26	\$18,600.00	\$1,650.00 x12 = \$19,800.00
Actual Monthly Total:		\$12,700.00	Potential Monthly Total: \$18,150.00
Actual Yearly Total:		\$152,400.00	Potential Yearly Total: \$217,800.00

Expected Laundry Income: \$1,700 per annum

Approximate Expenses*

Insurance	\$8,019.00 ÷ 12 =	\$668.25
Taxes	\$12,298.00 ÷ 12 =	\$1,024.83
Utilities	\$16,916.00 ÷ 12 =	\$1,409.67
Monthly Expenses*:		\$3,102.75

* Includes Parking

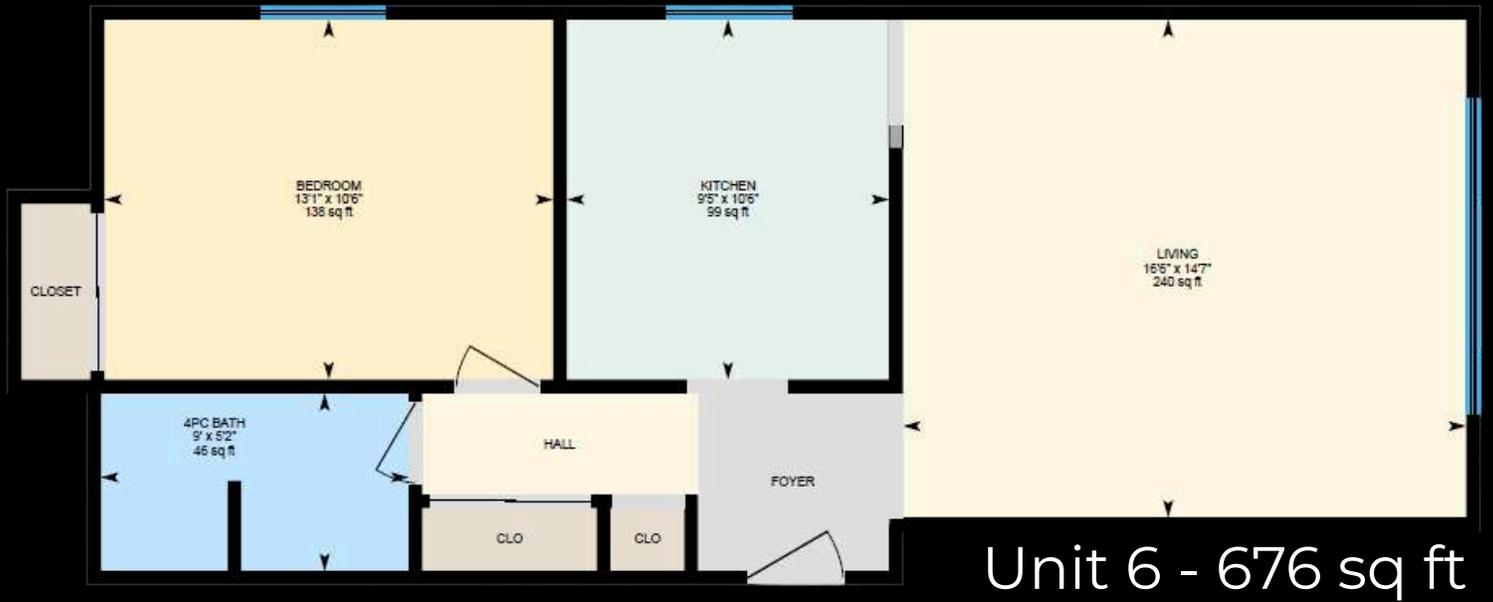
** Rent plus
\$100/mo parking
fee

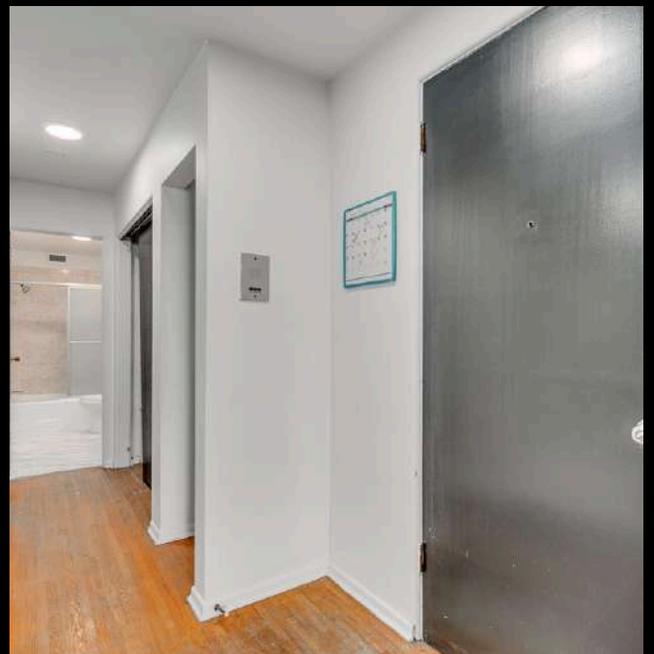
**Yard Work & Snow
maintained by Owner**

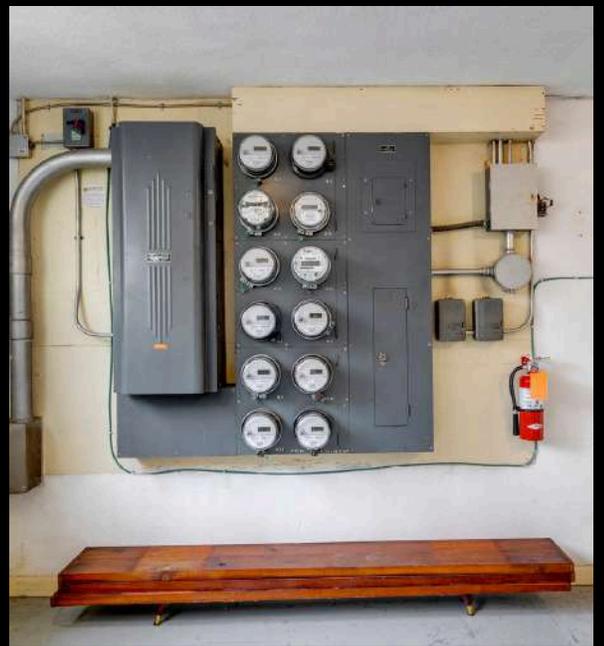
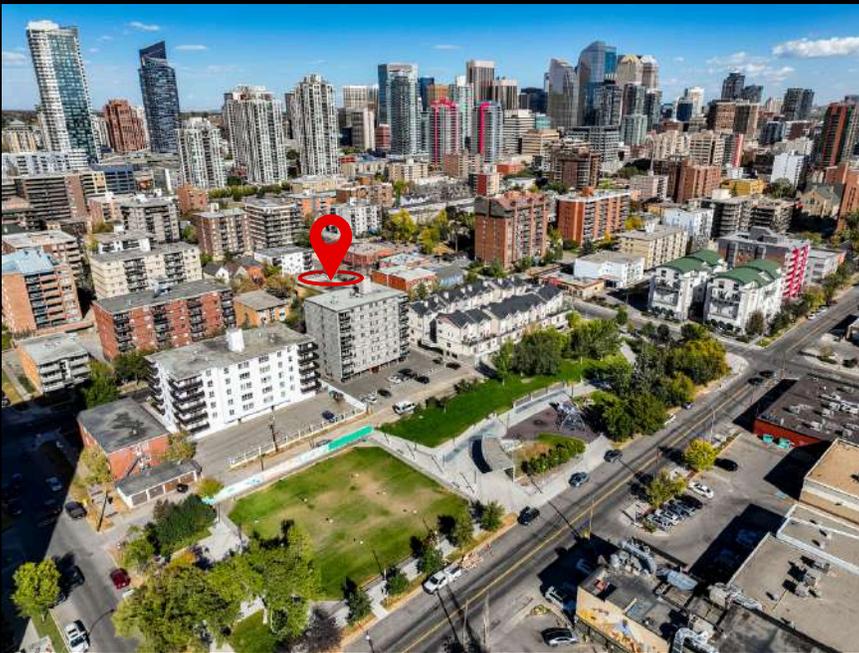
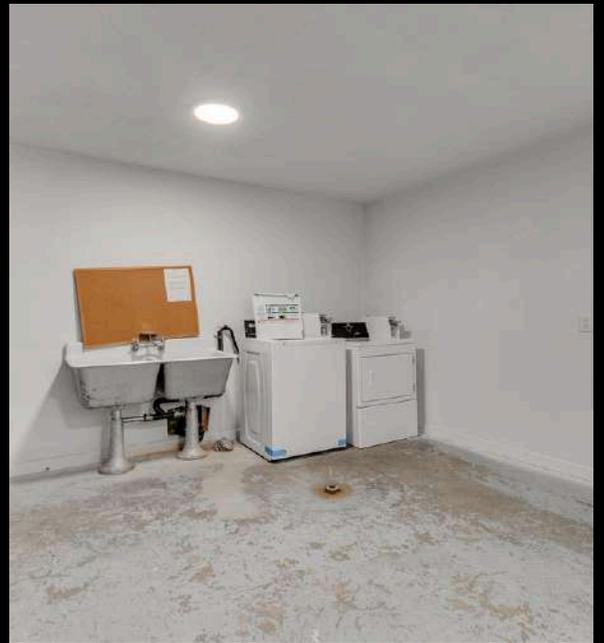


Unit 5 - 668 sq ft









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