



Benchmark
INDEPENDENTLY OWNED AND OPERATED

FOR SALE

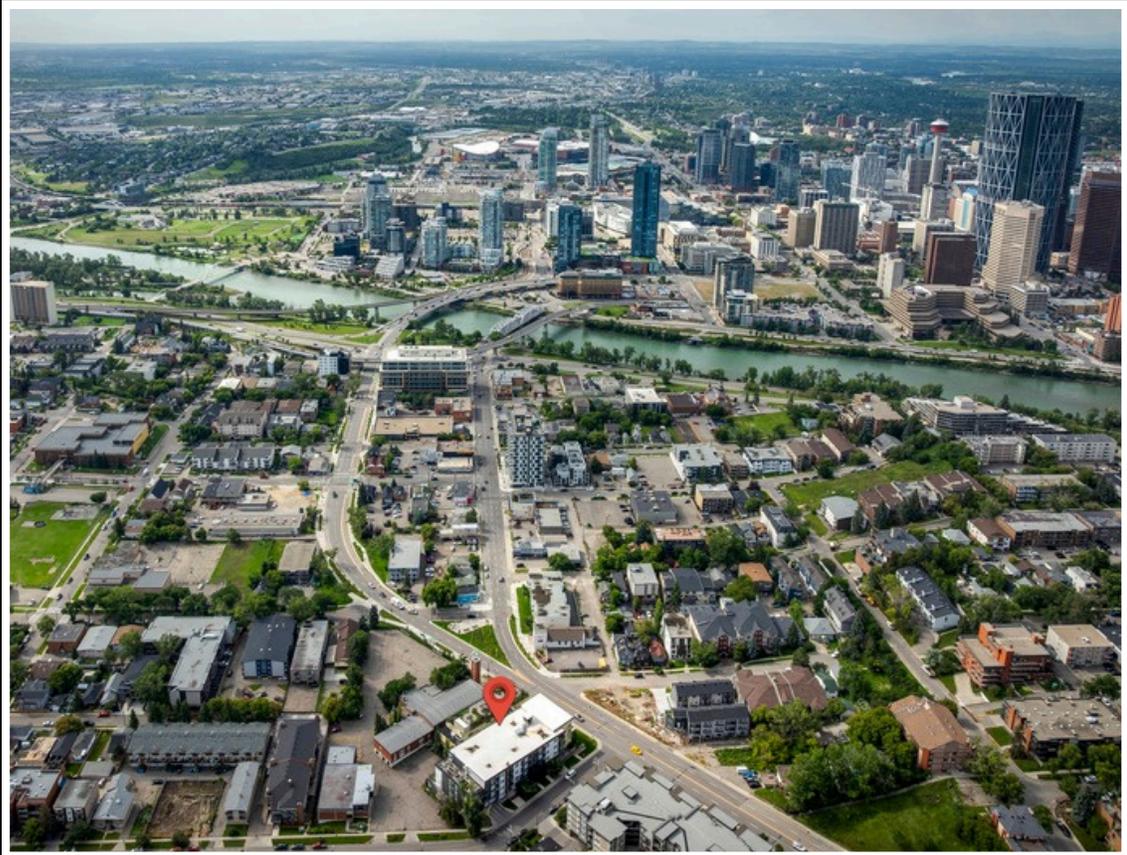
515 4 AVE NE - BRIDGELAND

OWN 27% OF VICTORY & VENTURE!



IDEAL INNER CITY LOCATION FOR INVESTMENT PROPERTY

- 22 OF 82 UNITS IN VICTORY & VENTURE (27%)
- 22 TITLED PARKING STALLS
- TAXES: \$48,841 (2024)
- CURRENT MONTHLY RENTAL INCOME: \$31,320
- 5 X TOWNHOME, 1 X 3 BEDROOM, 16 X 2 BEDROOM



PRICE: \$6,578,000

POSSESSION: IMMEDIATE

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT

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515 4 AVE NE - BRIDGELAND

Unit	Actual Monthly Rent *	per Annum	Term	Potential Rent	Parking	Storage
Townhouse						
1	\$ -	\$ -		\$ 2,575	\$ 150	\$ 25
2	\$ 2,095	\$ 25,140	4/30/2026	\$ 2,575	\$ 150	\$ 25
4	\$ 2,425	\$ 29,100	12/31/2025	\$ 2,575	\$ 150	\$ 25
8	\$ 2,450	\$ 29,400	8/31/2026	\$ 2,575	\$ 150	\$ 25
9	\$ 2,295	\$ 27,540	M/M	\$ 2,575	\$ 150	\$ 25
	\$ 9,265	\$ 111,180		\$ 12,875	\$ 750	\$ 125
3 Bedroom						
205	\$ 2,350	\$ 28,200	3/31/2026	\$ 2,500	\$ 150	\$ 25
2 Bedroom						
201	\$ 1,650	\$ 19,800	2/28/2026	\$ 2,300	\$ 150	\$ 25
215	\$ 2,200	\$ 26,400	8/30/2025	\$ 2,300	\$ 150	\$ 25
216	\$ 2,050	\$ 24,600	3/31/2026	\$ 2,300	\$ 150	\$ 25
218	\$ 2,000	\$ 24,000	3/31/2026	\$ 2,300	\$ 150	\$ 25
219	\$ 1,950	\$ 23,400	3/31/2026	\$ 2,300	\$ 150	\$ 25
220	\$ 1,850	\$ 22,200	3/31/2026	\$ 2,300	\$ 150	\$ 25
301	\$ 1,820	\$ 21,840	M/M	\$ 2,300	\$ 150	\$ 25
310	\$ 1,925	\$ 23,100	M/M	\$ 2,300	\$ 150	\$ 25
314	\$ 1,850	\$ 22,200	5/31/2026	\$ 2,300	\$ 150	\$ 25
315	\$ 2,250	\$ 27,000	M/M	\$ 2,300	\$ 150	\$ 25
319	\$ 2,025	\$ 24,300	4/30/2026	\$ 2,300	\$ 150	\$ 25
320	\$ 2,145	\$ 25,740	7/31/2026	\$ 2,300	\$ 150	\$ 25
409	\$ 1,995	\$ 23,940	7/31/2026	\$ 2,300	\$ 150	\$ 25
410	\$ 1,950	\$ 23,400	3/31/2026	\$ 2,300	\$ 150	\$ 25
411	\$ 1,860	\$ 22,320	2/28/2026	\$ 2,300	\$ 150	\$ 25
412	\$ 1,800	\$ 21,600	3/31/2026	\$ 2,300	\$ 150	\$ 25
	\$ 31,320	\$ 375,840		\$ 36,800	\$ 2,400	\$ 400
Parking Only						
109	\$ 300	\$ 3,600	M/M	\$ 300	\$ -	\$ -

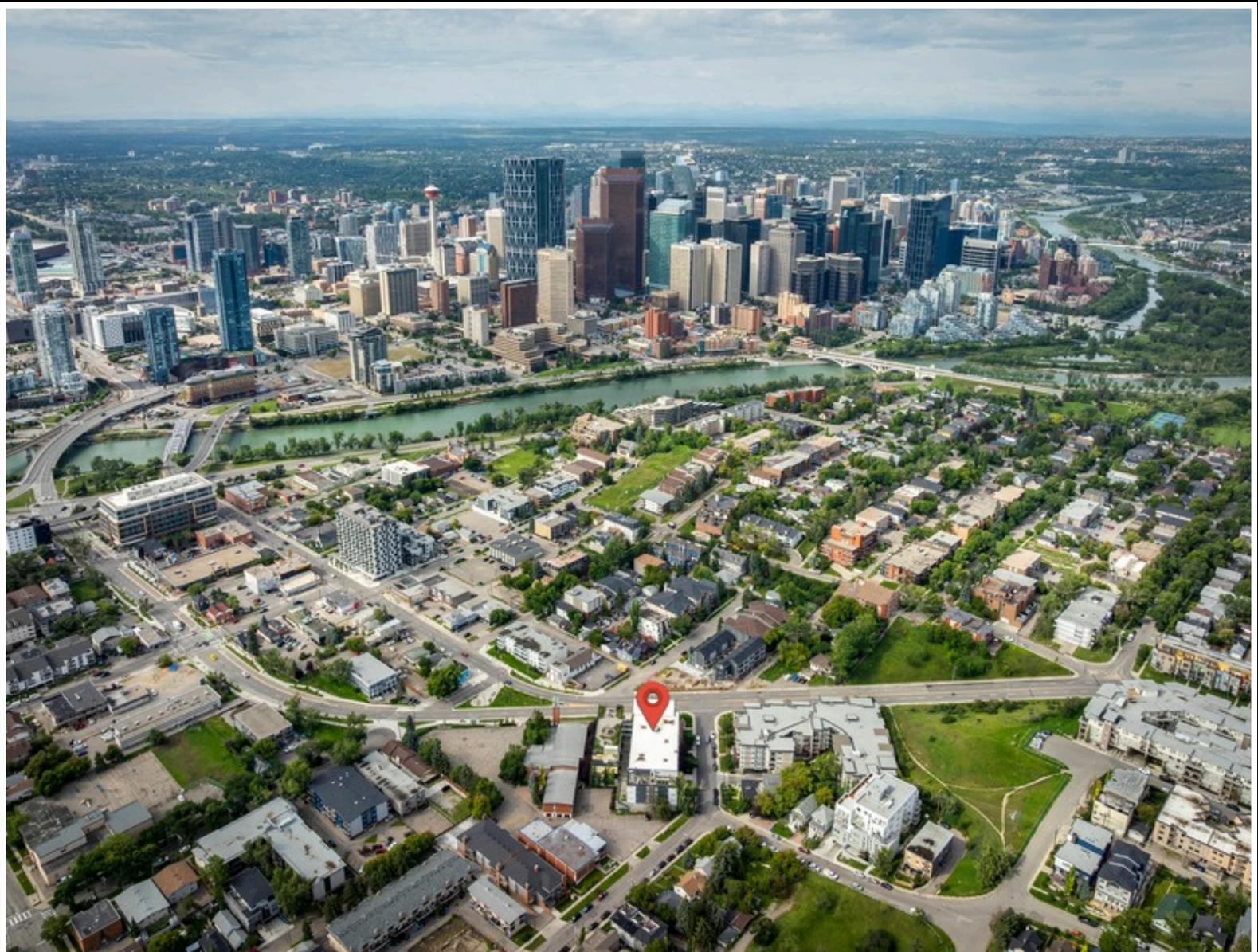


ACTUAL Revenue		POTENTIAL Revenue	
Monthly	\$ 43,235	Monthly	\$ 56,325
Yearly	\$ 518,820	Yearly	\$ 675,900

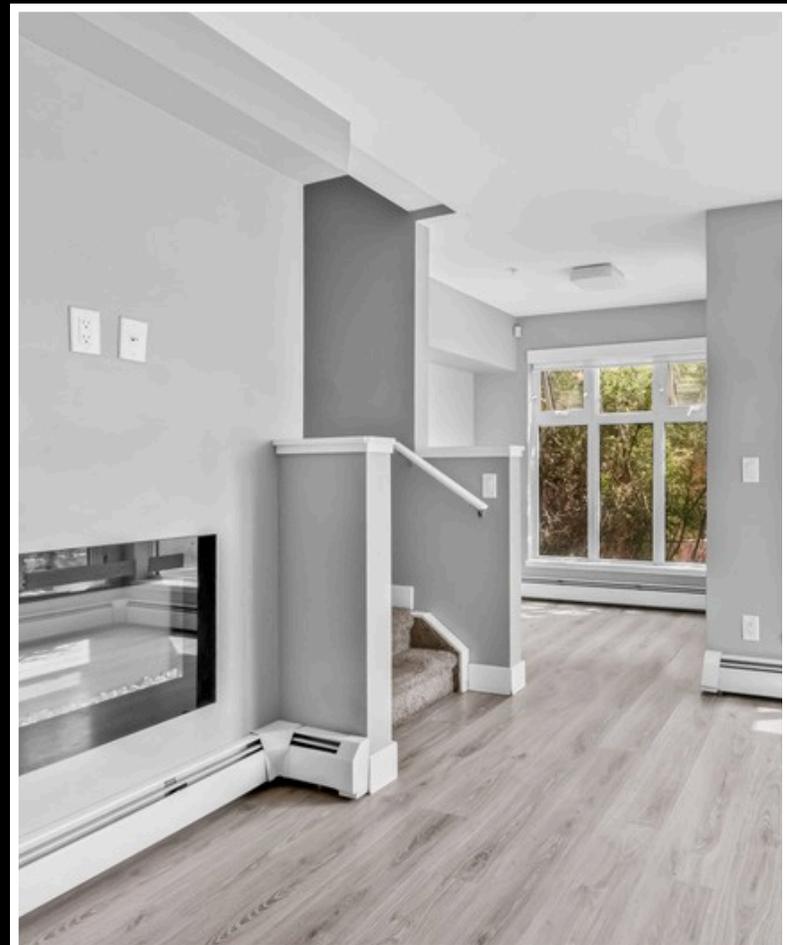
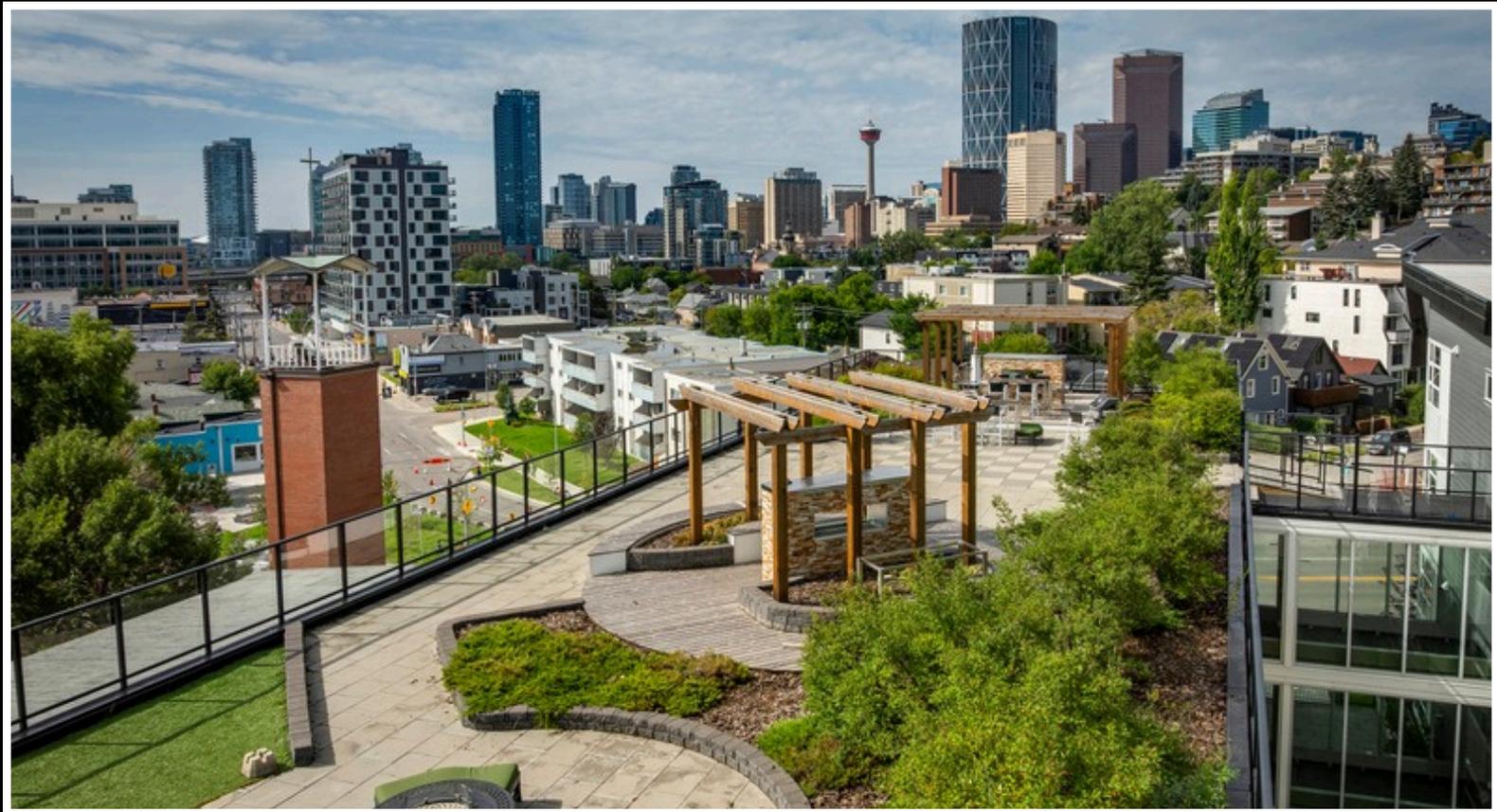
* May Include Parking and/or Storage

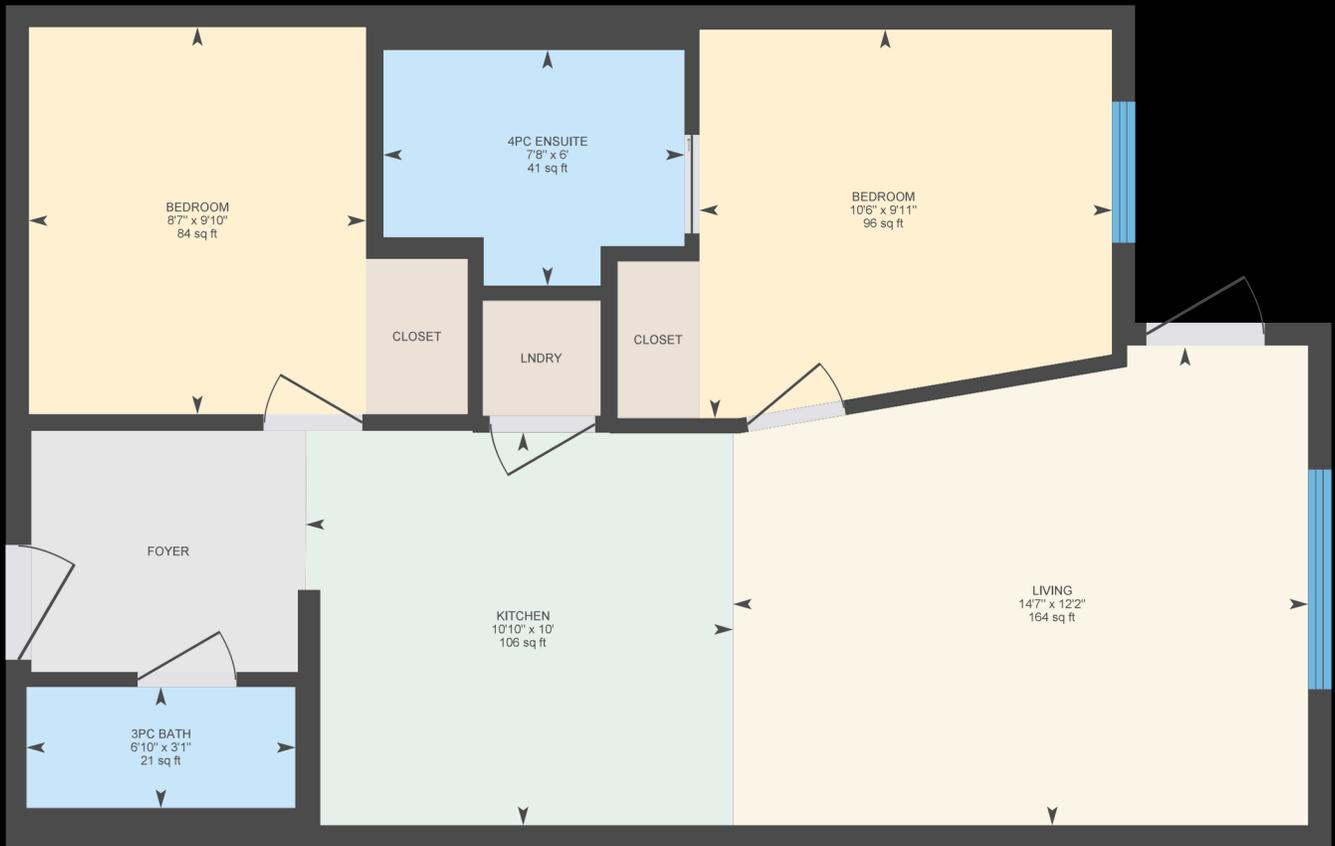
2024 Expenses			
Insurance	\$ 8,768	Repairs & Maintenance	\$ 18,508
Taxes	\$ 48,841		
		Approx Annual Expenses	\$ 76,117
		Approx Monthly Expenses	\$ 6,343.08
		Potential Gross Revenue	\$ 599,783

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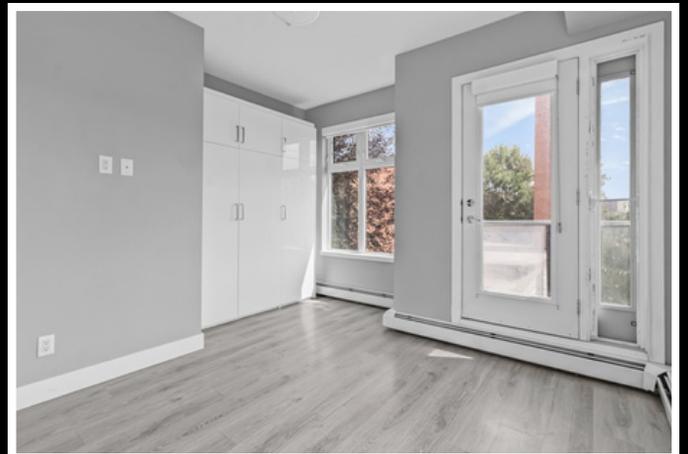
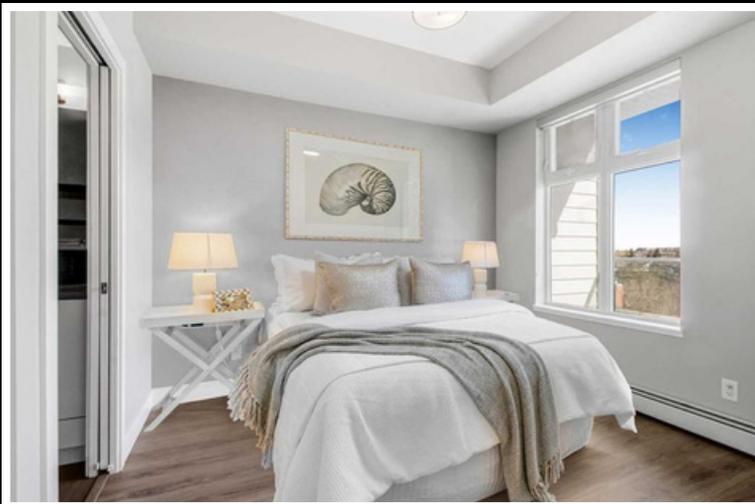


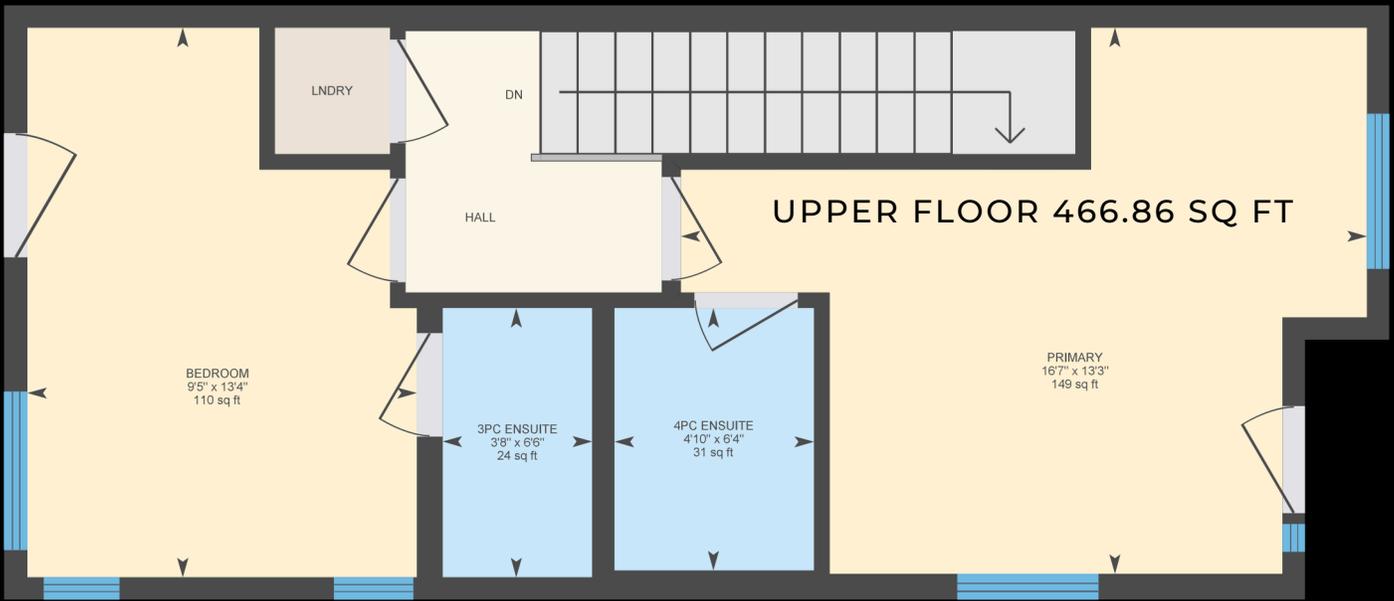
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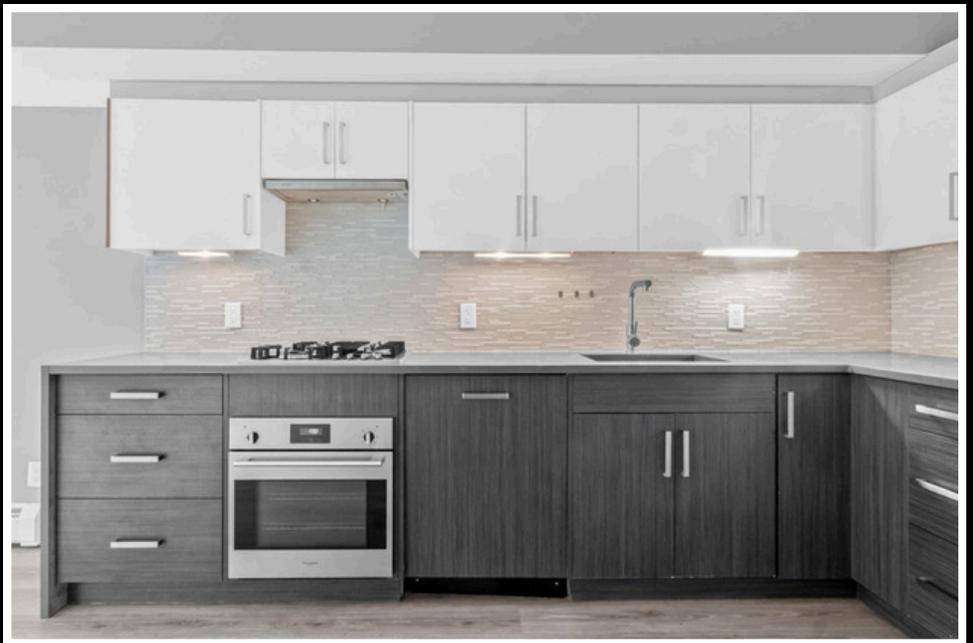


Typical 2 Bedroom Floorplan **UNIT 319 610.76 SQ FT**



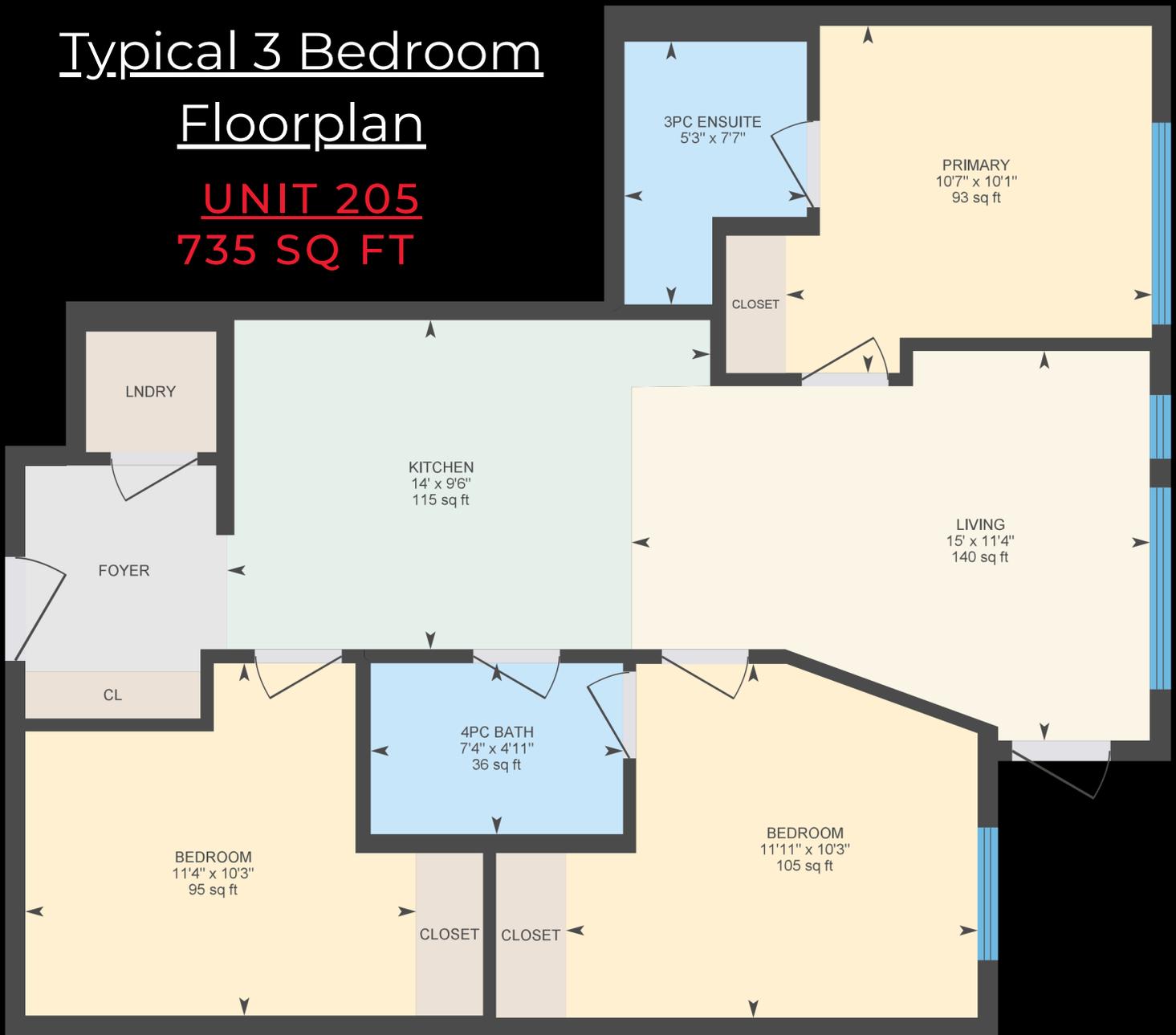


Typical Townhome Floorplan **UNIT 1 839 SQ FT**

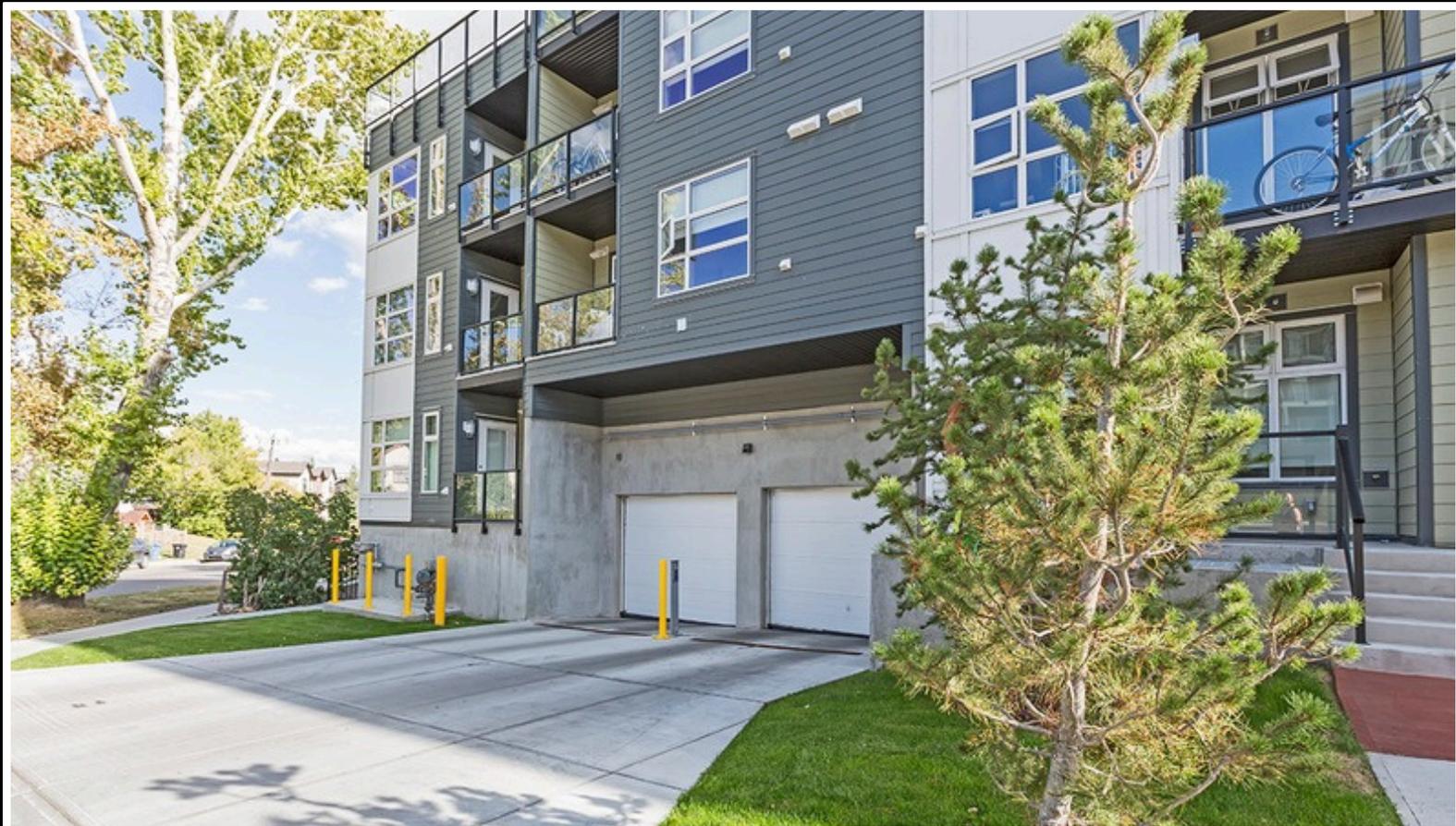


Typical 3 Bedroom Floorplan

UNIT 205
735 SQ FT



This listing includes 22 of the 82 units (27% of entire building) located in the Victory & Venture building located in the heart of Bridgeland – a popular sought-after inner-city community. An ideal investment in a newer building, built in 2016, this is the first time these 9-year-old units have been offered for sale through the developer. Situated on the corner of 4 Ave NE & Edmonton Tr, directly on the #5 bus route and walking distance to downtown makes this the perfect location for commuters and students. Offering 5 Townhomes, 1 x 3 Bedroom Unit, and 16 x 2 Bedroom units. Each unit has a titled underground parking space and 1 assigned storage unit, gas stove top, electric built-in oven, hood fan, fridge, dishwasher, washer and dryer, quartz countertops, large windows, and sleek cabinetry. 2 of the townhomes have central air. Common area amenities include a roof top terrace with conversation seating and amazing downtown views, bbq area and fire table, a fitness centre with yoga room, dog wash station, bike maintenance area and visitor parking. Your tenants will enjoy all inner city living has to offer including quick access to the river and pathway system, close to all amenities with an off-leash dog park nearby. A 5-minute walk to restaurants, bars, and coffee shops. Ideal opportunity to lease multiple units to corporations for their employees, this is an easy investment with the future potential of selling these separate titled units individually.



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