



Benchmark

INDEPENDENTLY OWNED AND OPERATED

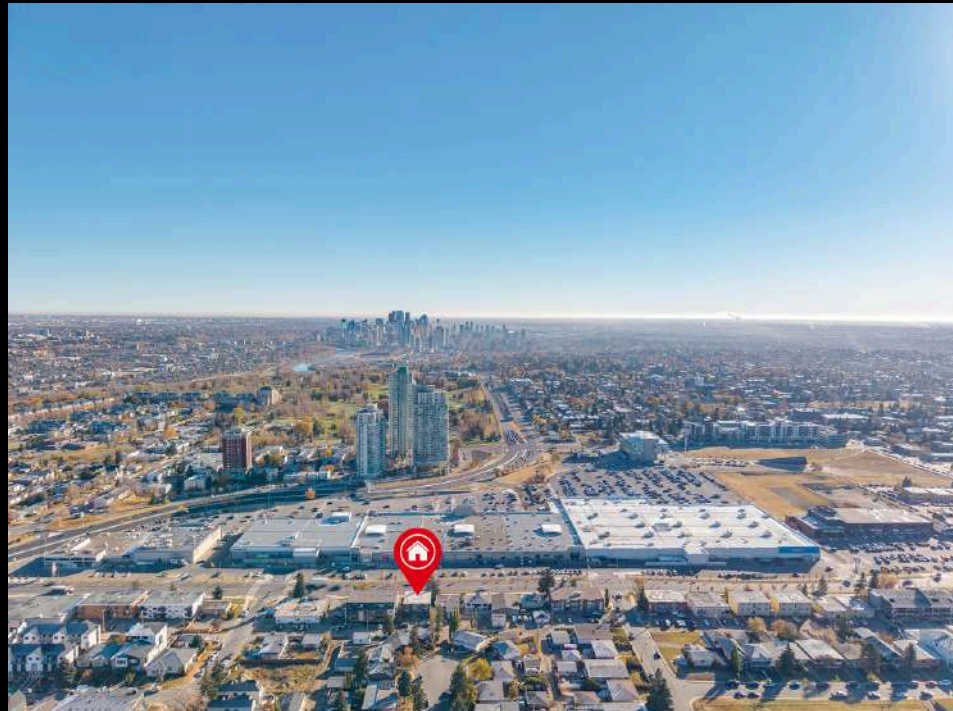
FOR SALE

1121 37 STREET SW

9 UNIT MULTI-FAMILY



IDEAL LOCATION FOR INVESTMENT PROPERTY



LOCATION - ROSSCARROCK

Sale Price: \$2,600,000

Possession: Immediate

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT



403-874-0424



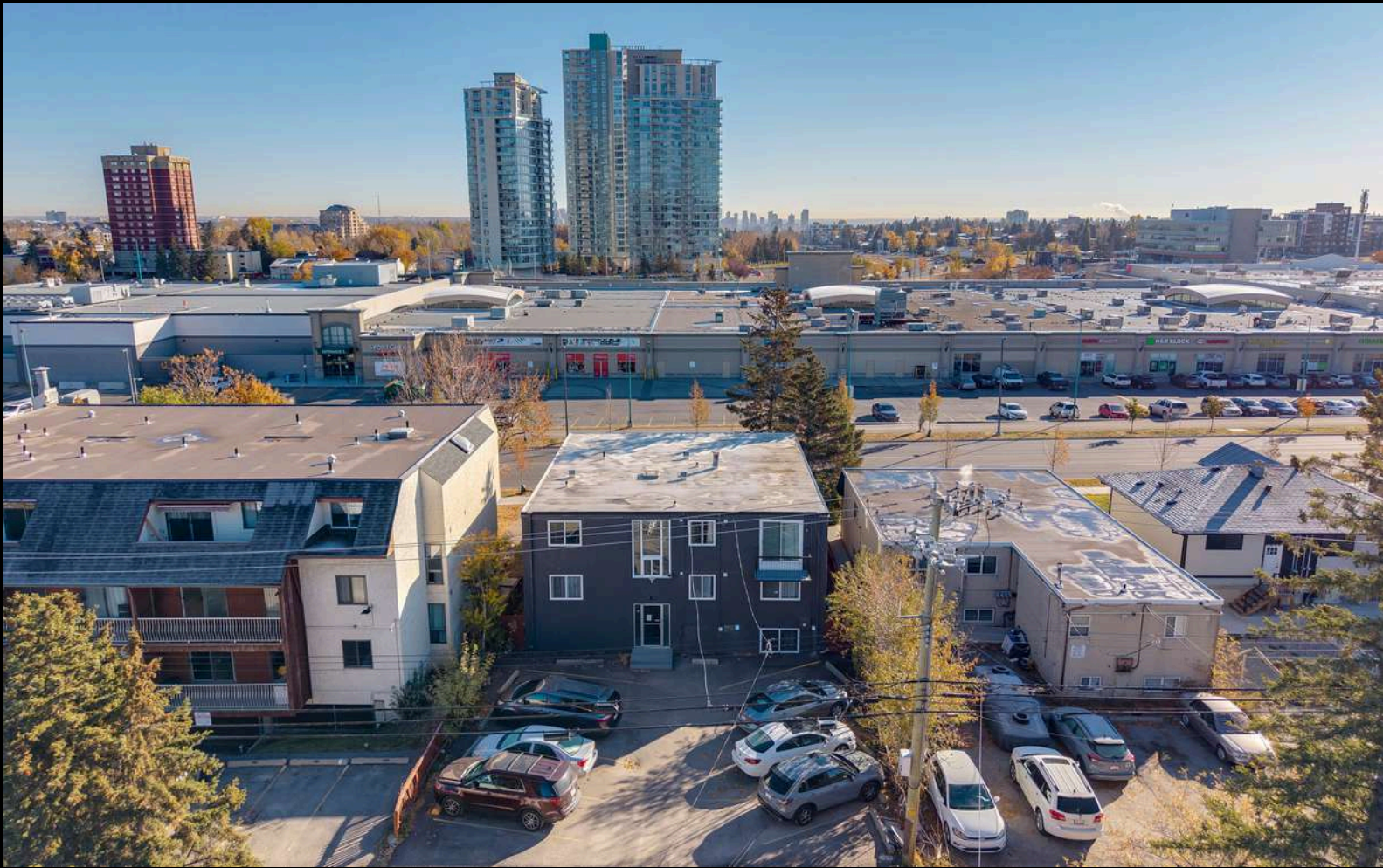
chris@zaharko.com



- 9 Units
- Fully Renovated Concrete Building
- Ideal Investment Location
- Taxes: \$10,012 (2025)
- Current Monthly Rental Income: \$14,460
- 9 Parking Stalls

www.zaharko.com

1121 37 STREET SW



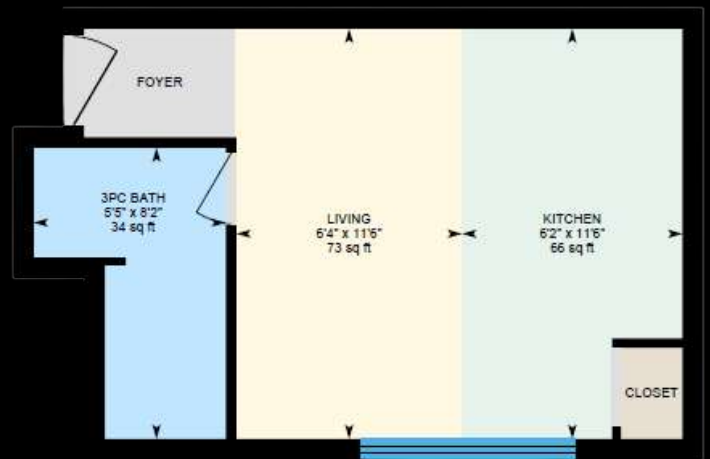
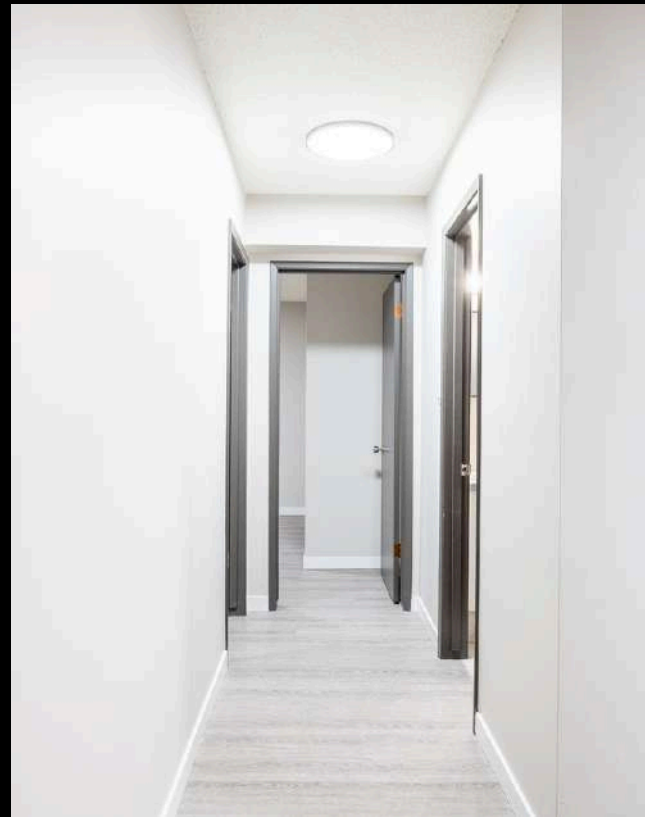
RENT ROLL & EXPENSES

	BR				End Term		Projected		Potential
Unit 1:	2 BDR	\$1,645.00	x 12	=	Jan-31-2026	\$19,740.00	\$1,795.00 x12	=	\$21,540.00
Unit 2:	2 BDR	\$1,695.00	x 12	=	Jan-31-2026	\$20,340.00	\$1,795.00 x12	=	\$21,540.00
Unit 3:	1 BDR	\$1,475.00	x 12	=	Jan-31-2026	\$17,700.00	\$1,650.00 x12	=	\$19,800.00
Unit 4:	1 BDR	\$1,575.00	x 12	=	Jan-31-2026	\$18,900.00	\$1,675.00 x12	=	\$20,100.00
Unit 5:	2 BDR	\$1,975.00	x 12	=	Aug-31-2026	\$23,700.00	\$2,075.00 x12	=	\$24,900.00
Unit 6:	1 BDR	\$1,650.00	x 12	=	Aug-31-2026	\$19,800.00	\$1,695.00 x12	=	\$20,340.00
Unit 7:	1 BDR	\$1,475.00	x 12	=	Jan-31-2026	\$17,700.00	\$1,695.00 x12	=	\$20,340.00
Unit 8:	2 BDR	\$1,975.00	x 12	=	Oct-31-2025	\$23,700.00	\$2,175.00 x12	=	\$26,100.00
Unit 9:	Bach	\$995.00	x 12	=	Dec-31-2025	\$11,940.00	\$1,250.00 x12	=	\$15,000.00
Actual Monthly Total:						\$14,460.00	Potential Monthly Total:	\$15,805.00	
Actual Yearly Total:						\$173,520.00	Potential Yearly Total:	\$189,660.00	

Approximate Expenses*

Insurance	\$4,762.00	÷ 12	=	\$396.83
Taxes	\$10,012.00	÷ 12	=	\$834.33
Utilities	\$14,669.00	÷ 12	=	\$1,222.42
Monthly Expenses*: \$2,453.58				

Yard Work & Snow Maintained by Owner

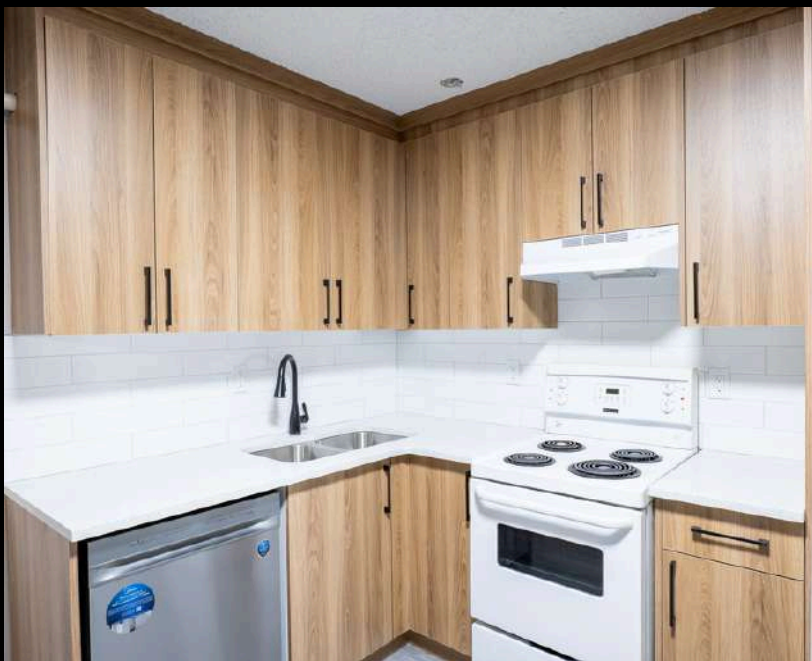


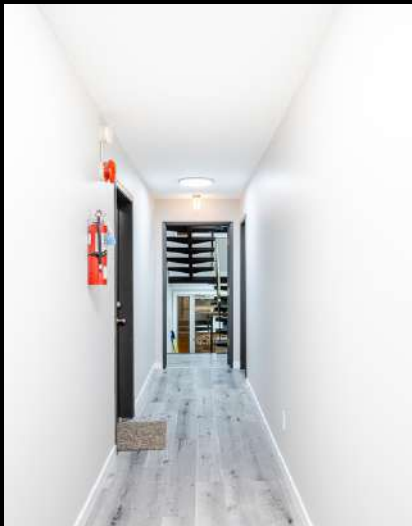
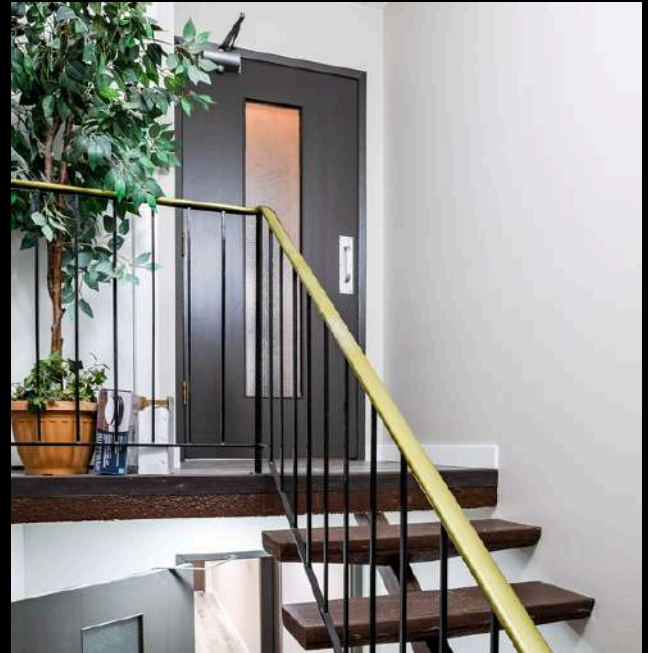
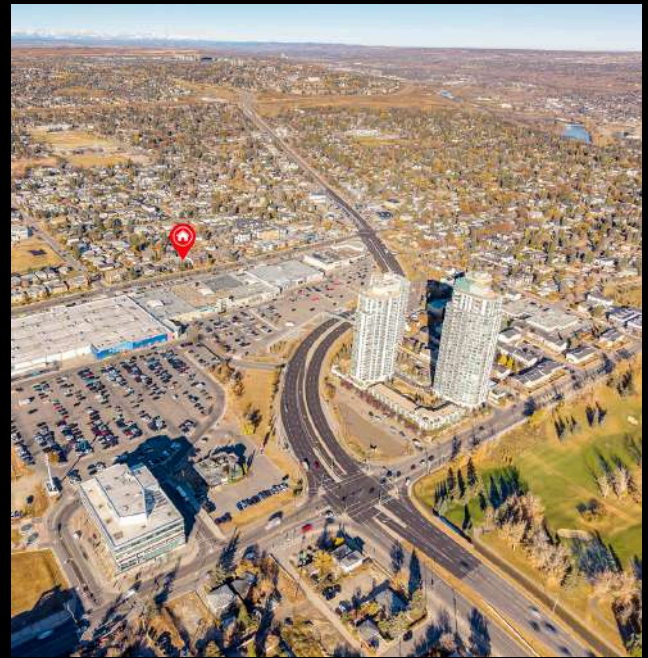
Unit 9 - 194.58 sq ft



Unit 8 - 731.89 sq ft







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