



Benchmark

INDEPENDENTLY OWNED AND OPERATED

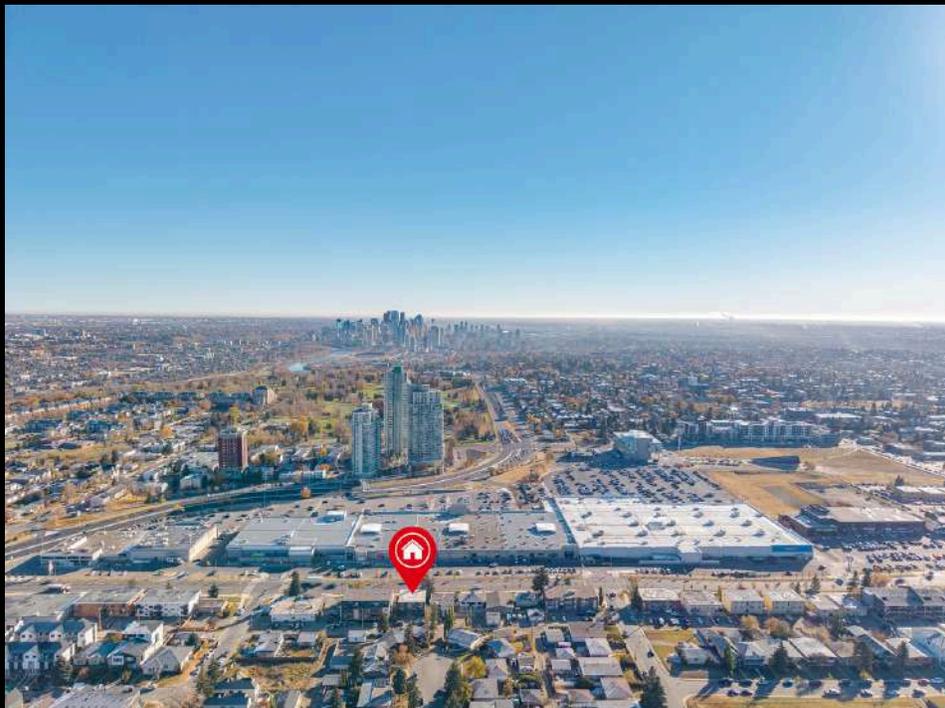
FOR SALE

1121 37 STREET SW

9 UNIT MULTI-FAMILY



IDEAL LOCATION FOR INVESTMENT PROPERTY



LOCATION - ROSSCARROCK

Sale Price: \$2,575,000

Possession: Immediate

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT



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- 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	Jan-31-2026	\$1,795.00 x12 =	\$21,540.00
Unit 2: 2 BDR	Jan-31-2026	\$1,795.00 x12 =	\$21,540.00
Unit 3: 1 BDR	Jan-31-2026	\$1,650.00 x12 =	\$19,800.00
Unit 4: 1 BDR	Jan-31-2026	\$1,675.00 x12 =	\$20,100.00
Unit 5: 2 BDR	Aug-31-2026	\$2,075.00 x12 =	\$24,900.00
Unit 6: 1 BDR	Aug-31-2026	\$1,695.00 x12 =	\$20,340.00
Unit 7: 1 BDR	Jan-31-2026	\$1,695.00 x12 =	\$20,340.00
Unit 8: 2 BDR	Oct-31-2025	\$2,175.00 x12 =	\$26,100.00
Unit 9: Bach	Dec-31-2025	\$1,250.00 x12 =	\$15,000.00
Actual Monthly Total:		\$14,240.00	Potential Monthly Total: \$15,805.00
Actual Yearly Total:		\$170,880.00	Potential Yearly Total: \$189,660.00

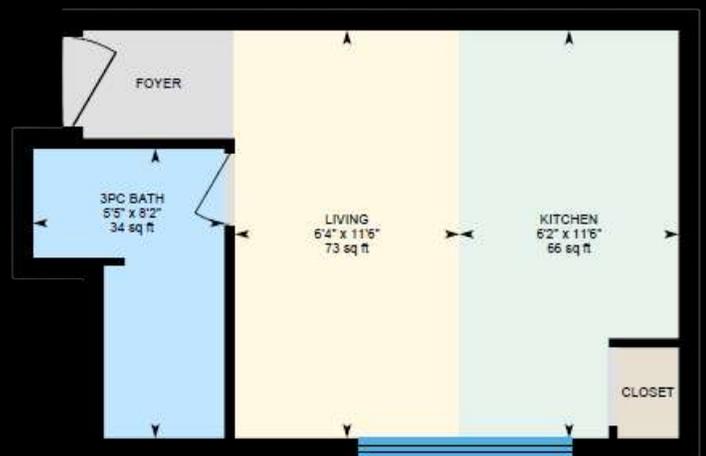
2024 Expenses

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			

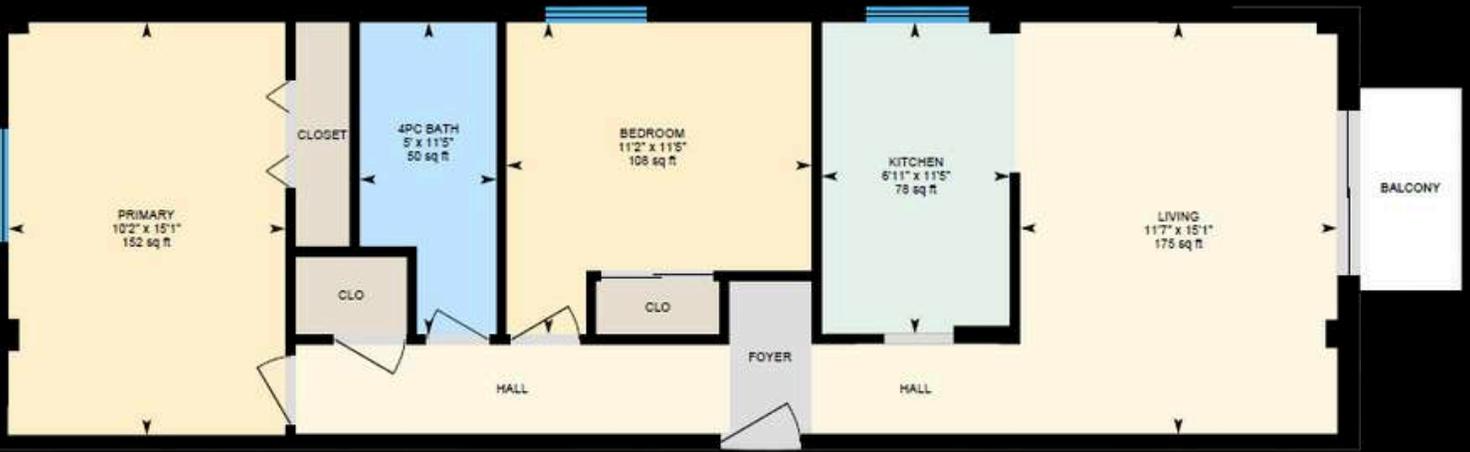
Yard Work & Snow Maintained by Owner



Unit 6 - 549.90 sq ft

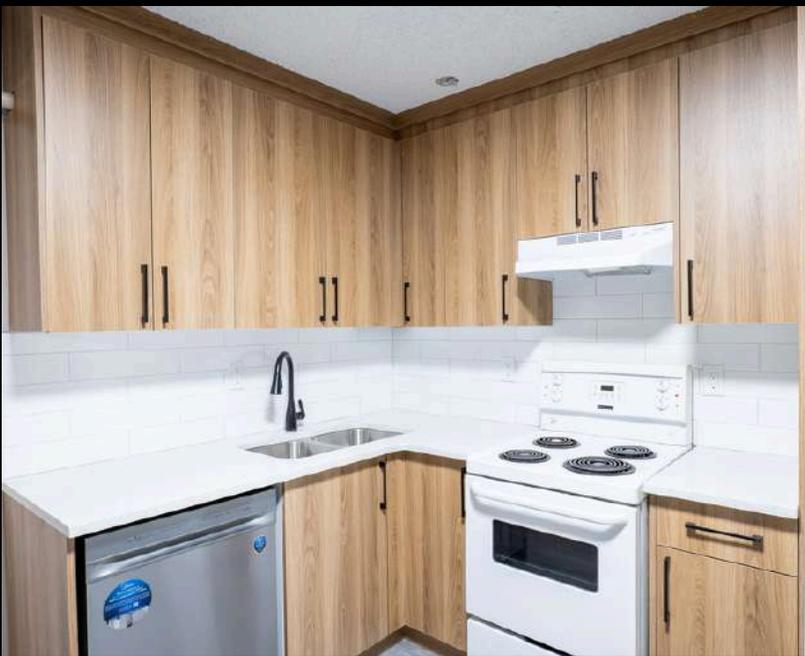


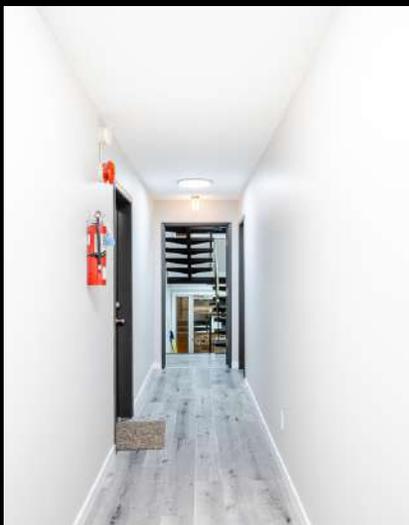
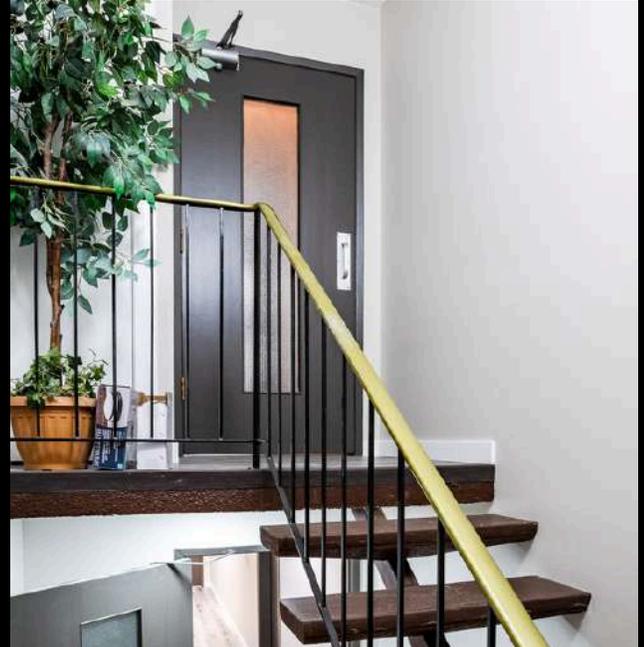
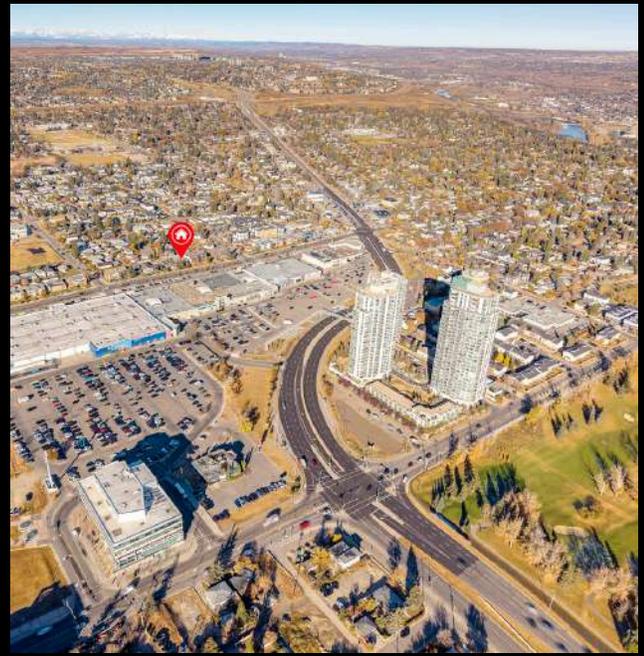
Unit 9 - 194.58 sq ft



Unit 8 - 731.89 sq ft







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