

Excellent Investment Opportunity

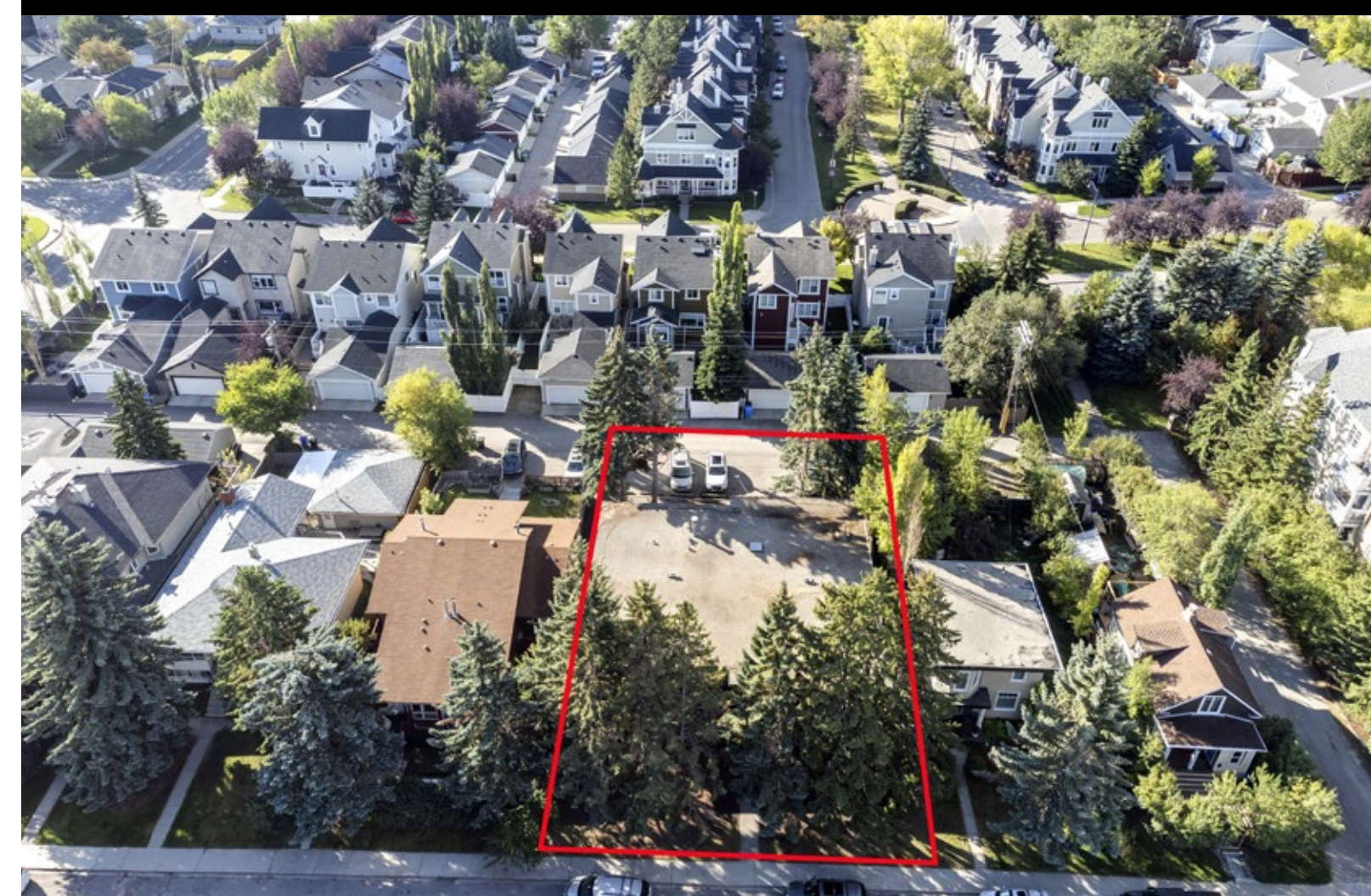
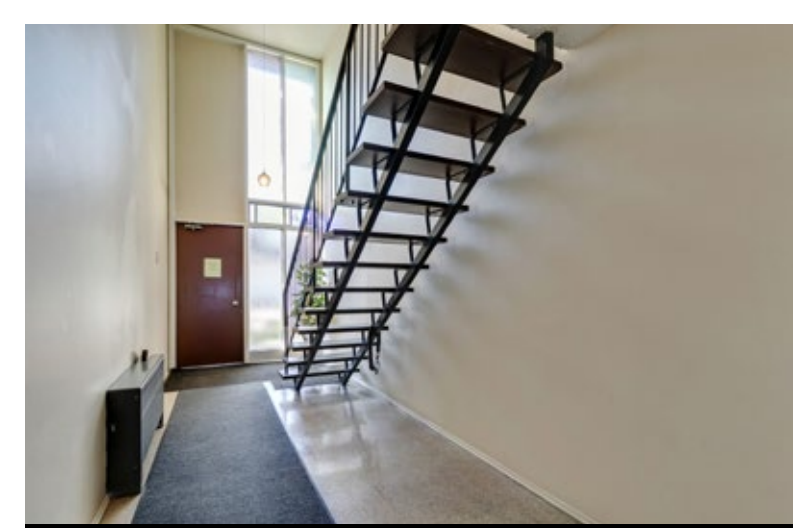
2119 36 Ave SW

Chris Zaharko
Associate

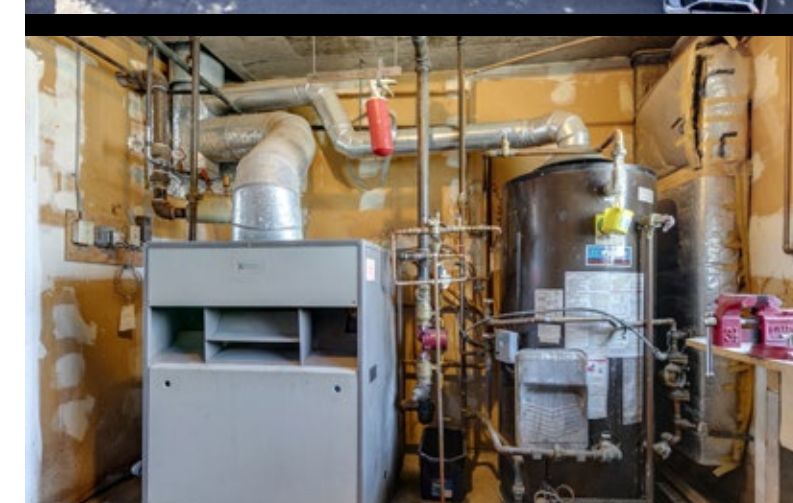
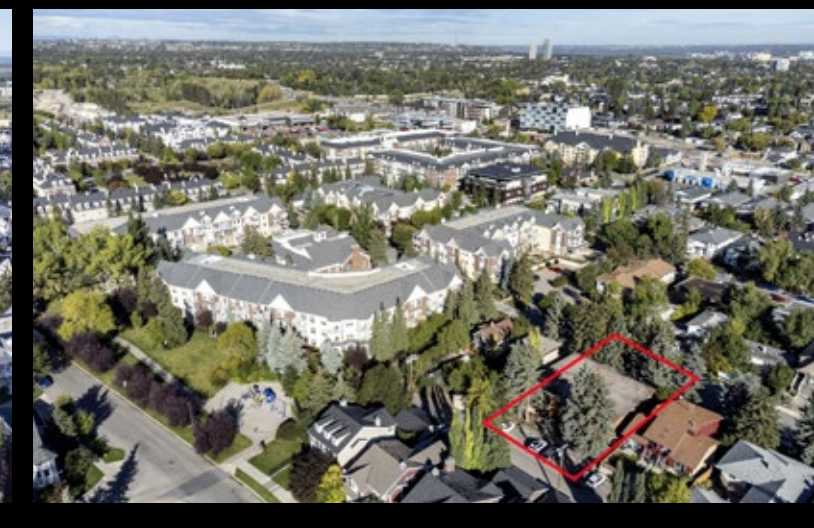
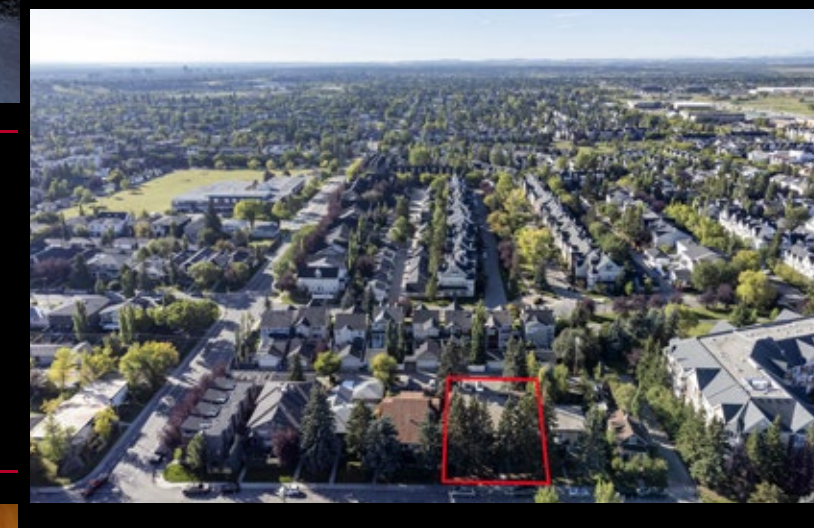


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Top 1% Nationally



The original owners, who built and have beautifully maintained this solid concrete 8 unit building, are now offering this awesome investment property for sale! Situated on a large 75' x 126' (9,450 sq ft) lot. Comprised of 3 x 2 bedroom and 5 x 1 bedroom units, a laundry area and maintenance room. Tucked away on a quiet residential street, surrounded by single family, well maintained homes. The living areas & bedrooms of these units are spacious and larger than most modern builds with plenty of storage space and room to live comfortably. The oversized balconies provide the tenants with a comfortable space for outdoor living. There are 8 assigned - off street parking spots located at the rear of the property each with a plug in. Tenants will appreciate being steps to transit and walking distance to Safeway. Close to parks, schools, golfing with easy access to Crowchild Trail. Perfectly situated from all the amenities of Marda Loop and minutes to Mount Royal university! Ideal for students and downtown commuters.



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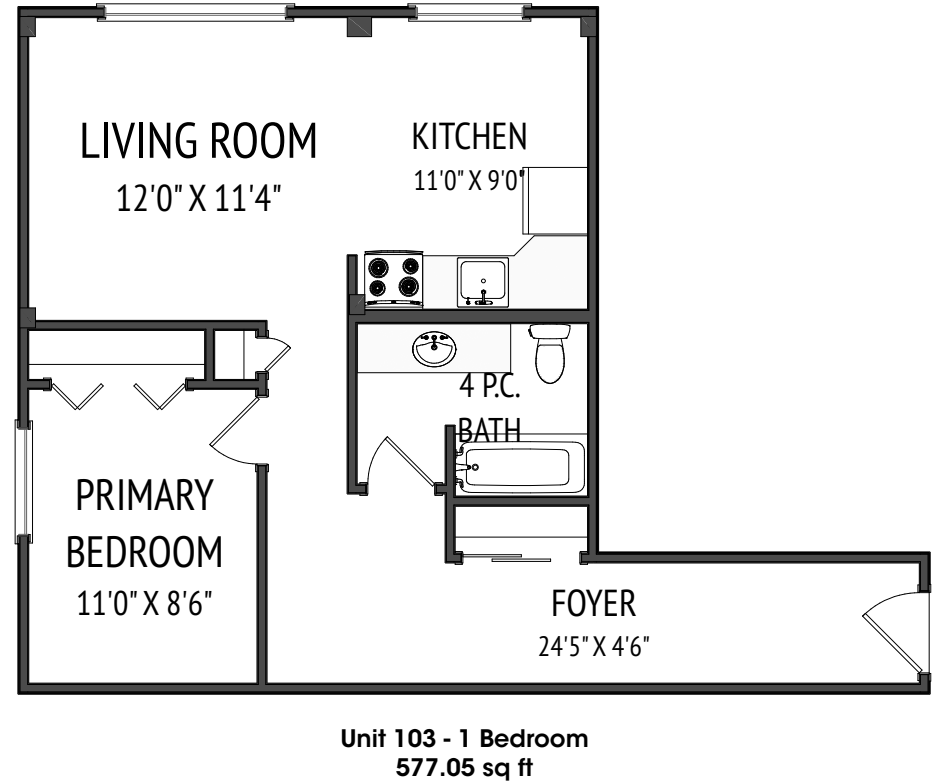
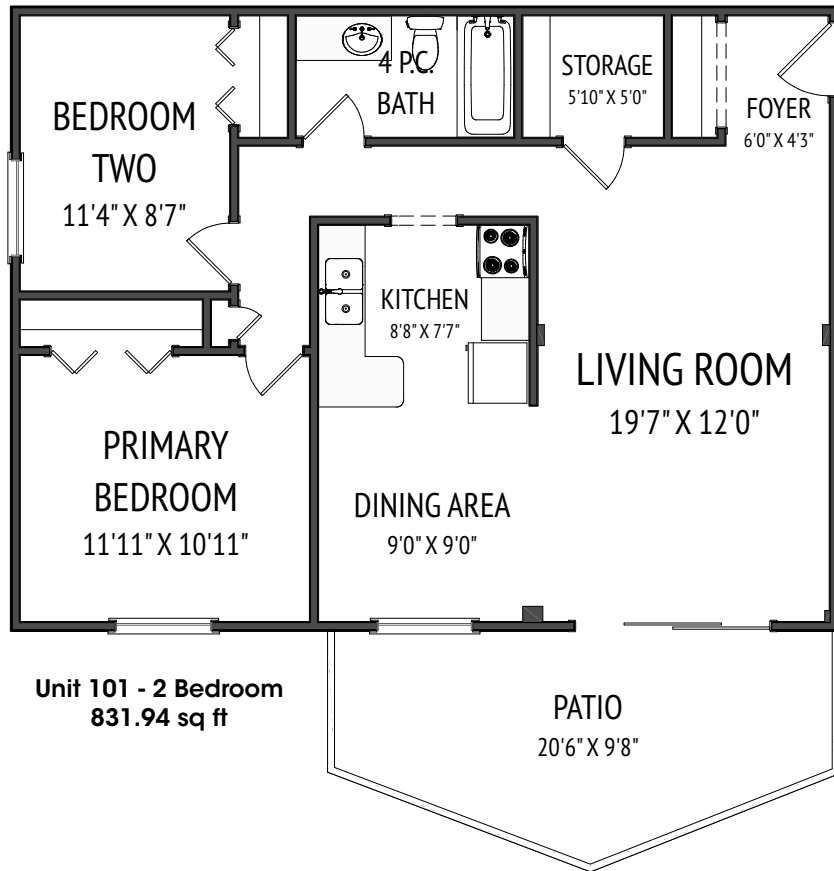
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MLS:	A2168083
Subdivision:	Altadore
Lot Size:	75' x 126' (9,450 sq ft)
Building Size:	7,100 sq ft
Units:	3 x 2 Bedroom & 5 x 1 Bedroom
Taxes:	\$8,431.00 (2024)
Zoning:	MC-1

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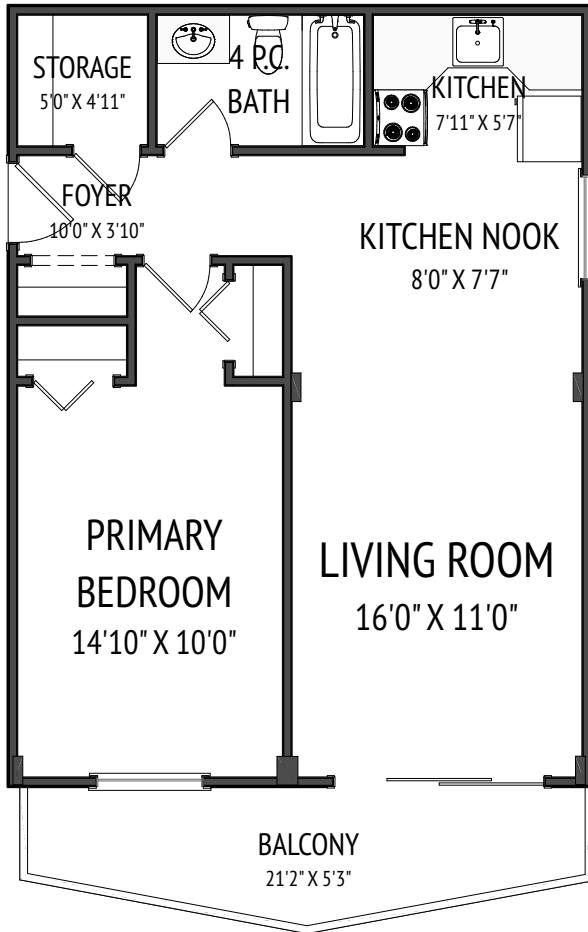
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Unit 202 - 1 Bedroom
619.30 sq ft

2119 36 Ave SW - Revenue & Projected Revenue

	BR			Term		Projected Unit + Parking		Potential
Unit 101	2	\$1,100.00	x 12 =	M-M	\$13,200.00	\$2,200.00	x12 =	\$26,400.00
Unit 102	1	\$1,020.00	x 12 =	M-M	\$12,240.00	\$1,875.00	x12 =	\$22,500.00
Unit 103*	1	\$1,110.00	x 12 =	M-M	\$13,320.00	\$1,875.00	x12 =	\$22,500.00
Unit 104	1	\$1,180.00	x 12 =	M-M	\$14,160.00	\$1,875.00	x12 =	\$22,500.00
Unit 201	2	\$1,100.00	x 12 =	M-M	\$13,200.00	\$2,200.00	x12 =	\$26,400.00
Unit 202	1	\$1,180.00	x 12 =	M-M	\$14,160.00	\$1,875.00	x12 =	\$22,500.00
Unit 203	2	\$1,310.00	x 12 =	M-M	\$15,720.00	\$2,200.00	x12 =	\$26,400.00
Unit 204	1	\$1,180.00	x 12 =	M-M	\$14,160.00	\$1,875.00	x12 =	\$22,500.00
Actual Monthly Total:					\$9,180.00	Potential Monthly Total:		\$15,975.00
Actual Yearly Total:					\$110,160.00	Potential Yearly Total:		\$191,700.00

Approx Laundry Income**: \$4,000 per annum

Approximate Expenses

Insurance	\$4,600.00 ÷ 12 =	\$383.33
Taxes	\$8,877.00 ÷ 12 =	\$739.75
Utilities	\$12,588.00 ÷ 12 =	\$1,049.00
Monthly Expenses*:		\$2,172.08

* Caretaker receives \$140/mo credit - this unit does not have a balcony
** Approx \$400 every 3-6 weeks

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