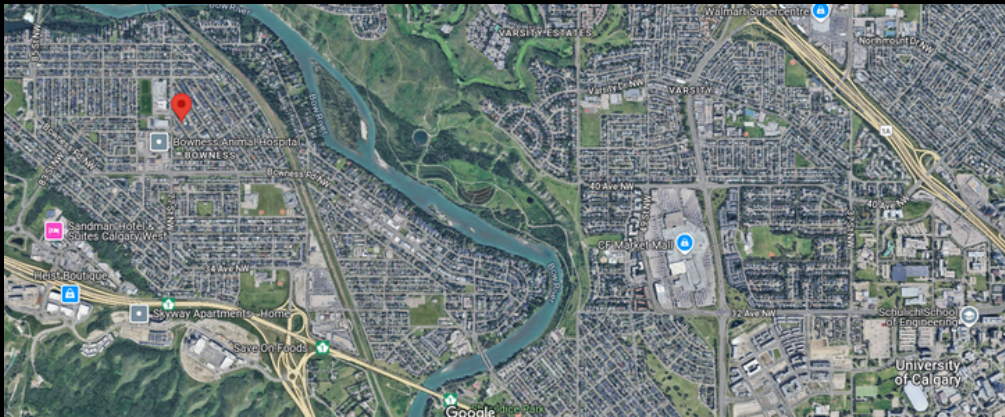


4524 75 STREET NW, CALGARY AB

7 UNIT MULTI-FAMILY

IDEAL LOCATION FOR INVESTMENT PROPERTY



LOCATION - BOWNESS

List Price: \$1,799,999

Possession: Immediate

PRESENTED BY:
CHRIS ZAHARKO - ASSOCIATE
ROYAL LEPAGE BENCHMARK

CONTACT



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- Current Mortgage: First National \$1,260,530.54 as at May 5, 2025. 5.5% - Assumable with Approval Matures: June 1, 2028 Monthly Payment: \$7,501.39 PIT
- 7 Separate Titles, 7 Parking Stalls- Off Street
- Taxes: \$12,814.85 (2024-Approx)
- Monthly Rental Income as of May 2025: \$10,750
- Tenants pay own utilities
- No interior common areas
- 2 Level Townhouse Units: 2 bedrooms, 1 full bath & mechanical downstairs, upper floor - laundry, living room, dining area and kitchen. Separate meters, furnace, hot water tank and washer/dryer.

4524 75 STREET NW, CALGARY AB

4524 75 St NW - May 2025

	BR				Term	Current			Potential	
Unit 1:	2	\$1,725.00	x 12	=	Aug-25	\$20,700.00	\$1,825.00	x12	= \$21,900.00	
Unit 2:	2	\$1,625.00	x 12	=	May-25	\$19,500.00	\$1,825.00	x12	= \$21,900.00	
Unit 3:	2	\$1,300.00	x 12	=	M-M	\$15,600.00	\$1,600.00	x12	= \$19,200.00	
Unit 4*:	2	\$1,625.00	x 12	=		\$19,500.00	\$1,825.00	x12	= \$21,900.00	
Unit 5:	2	\$1,305.00	x 12	=	Dec-25	\$15,660.00	\$1,600.00	x12	= \$19,200.00	
Unit 6:	2	\$1,725.00	x 12	=	Jul-25	\$20,700.00	\$1,825.00	x12	= \$21,900.00	
Unit 7:	2	\$1,475.00	x 12	=	Mar-25	\$17,700.00	\$1,825.00	x12	= \$21,900.00	
Actual Monthly Total:						\$10,780.00	Potential Monthly Total:			\$12,325.00
*Vacant	Actual Yearly Total:					\$129,360.00	Potential Yearly Total:			\$147,900.00

Approximate Expenses*

Insurance	\$5,322.00 ÷ 12	=	\$443.50
Taxes	\$12,814.85 ÷ 12	=	\$1,067.90
Garbage (Approx)	\$1,800.00 ÷ 12	=	\$150.00
Lawn/Snow Maintenance	\$3,412.50 ÷ 12		\$284.38
2024 Monthly Expenses*: \$1,945.78			

Assumable First National
Mortgage Payment:
\$7,501.39/mo PIT
(Principal, Interest and
Property Tax)

- Approximately \$115,000 in renovations & appliances since 2022
- All 7 decks have been repaired or replaced
- All units except 3 and 5 have been renovated
- New hot water tank in unit 2 – replaced 2025
- Roof: Flat Torch Membrane (approx. 10 years Old)



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