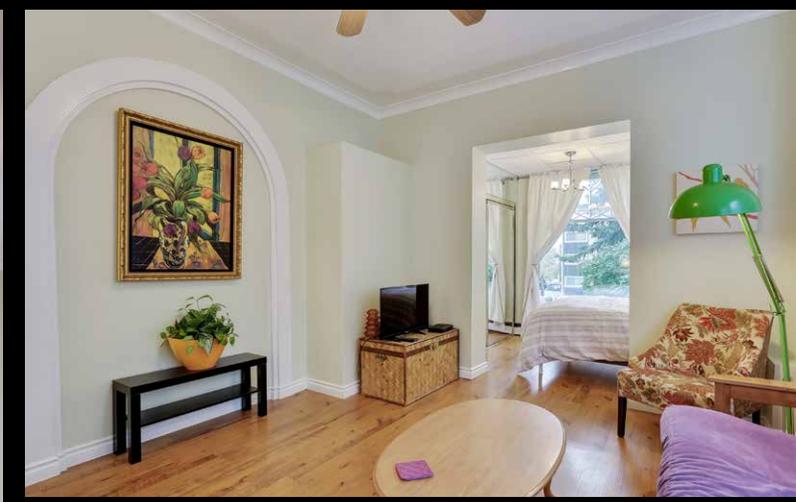
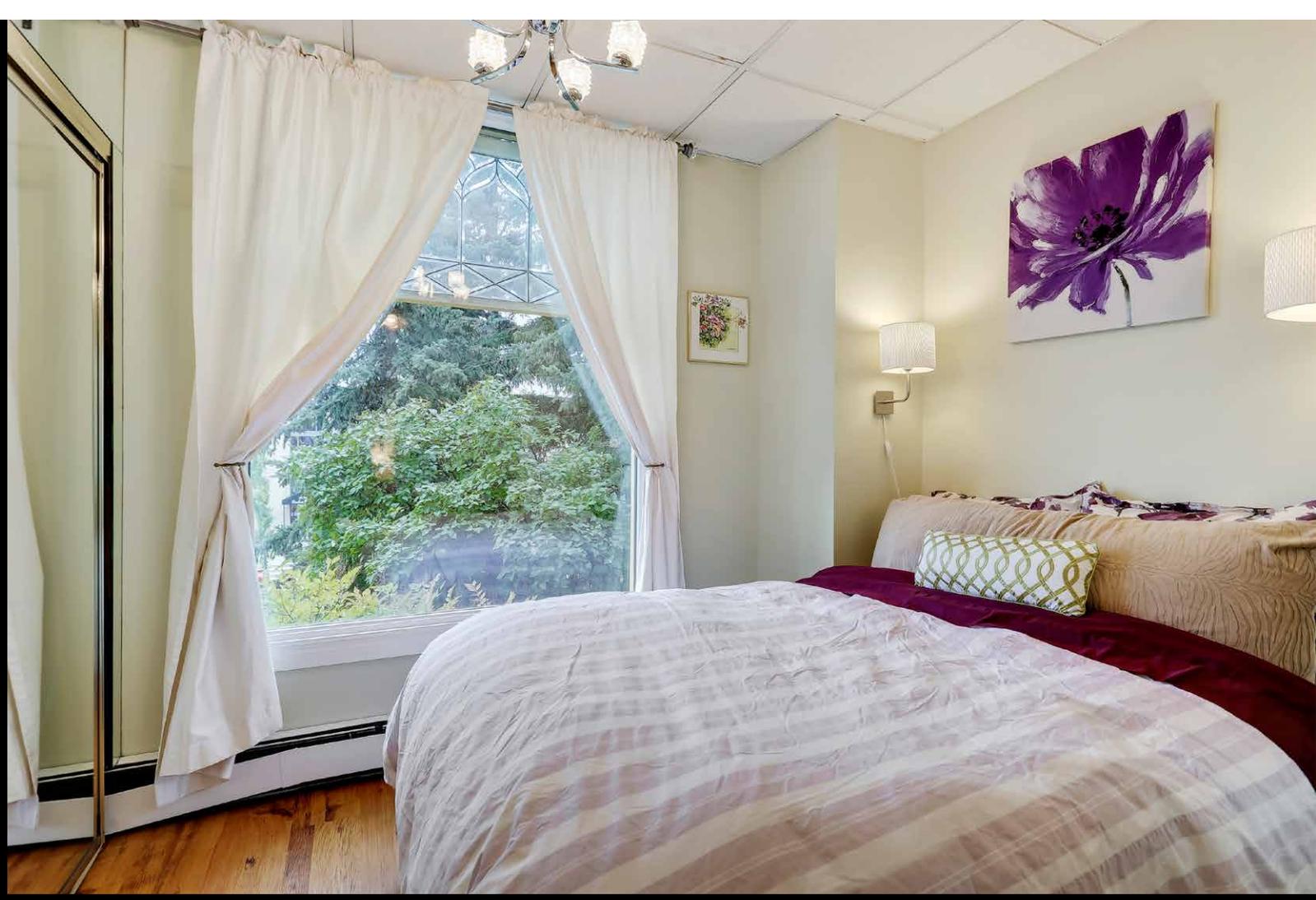


Fantastic Investment Opportunity

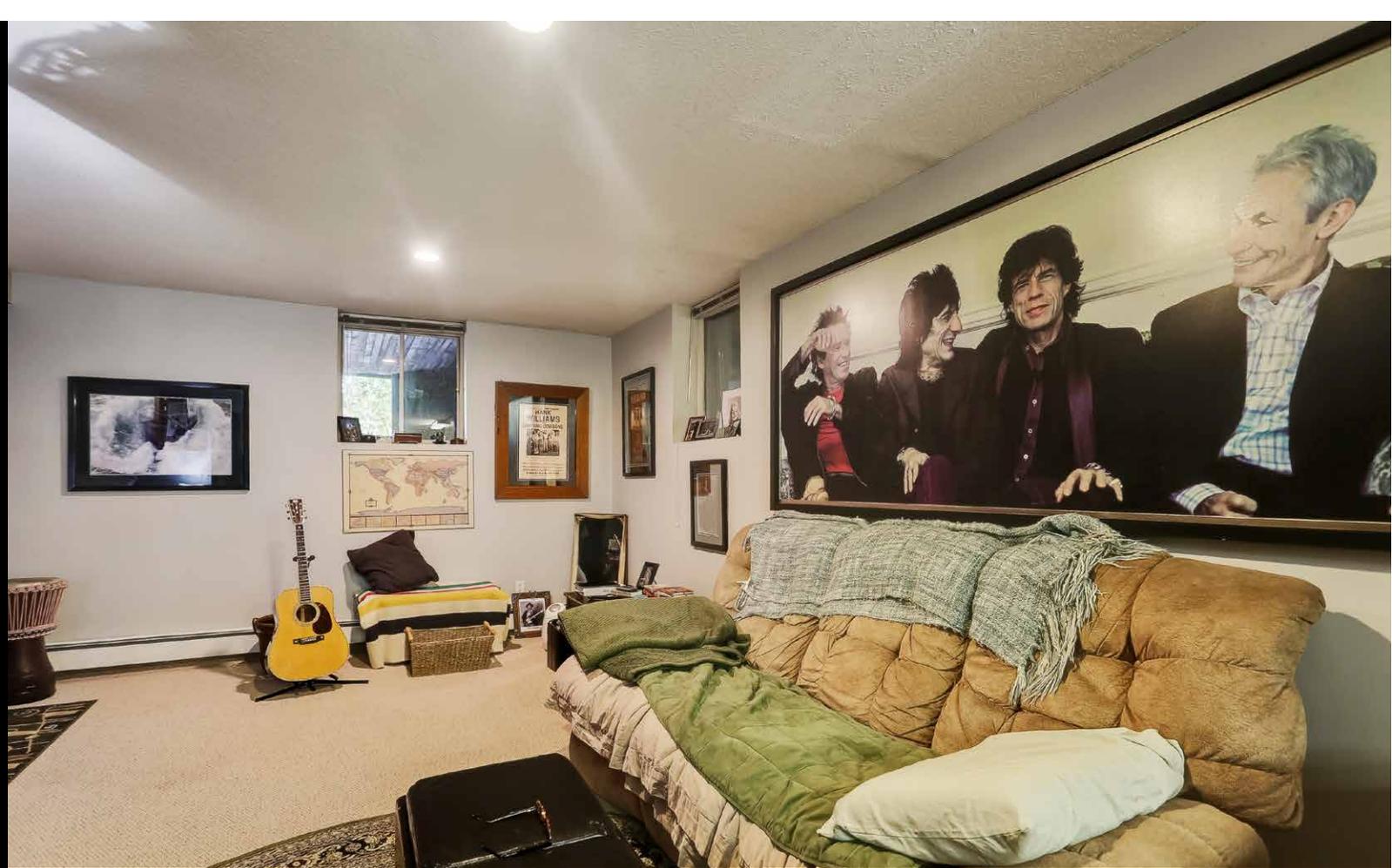
2211 16A Street SW

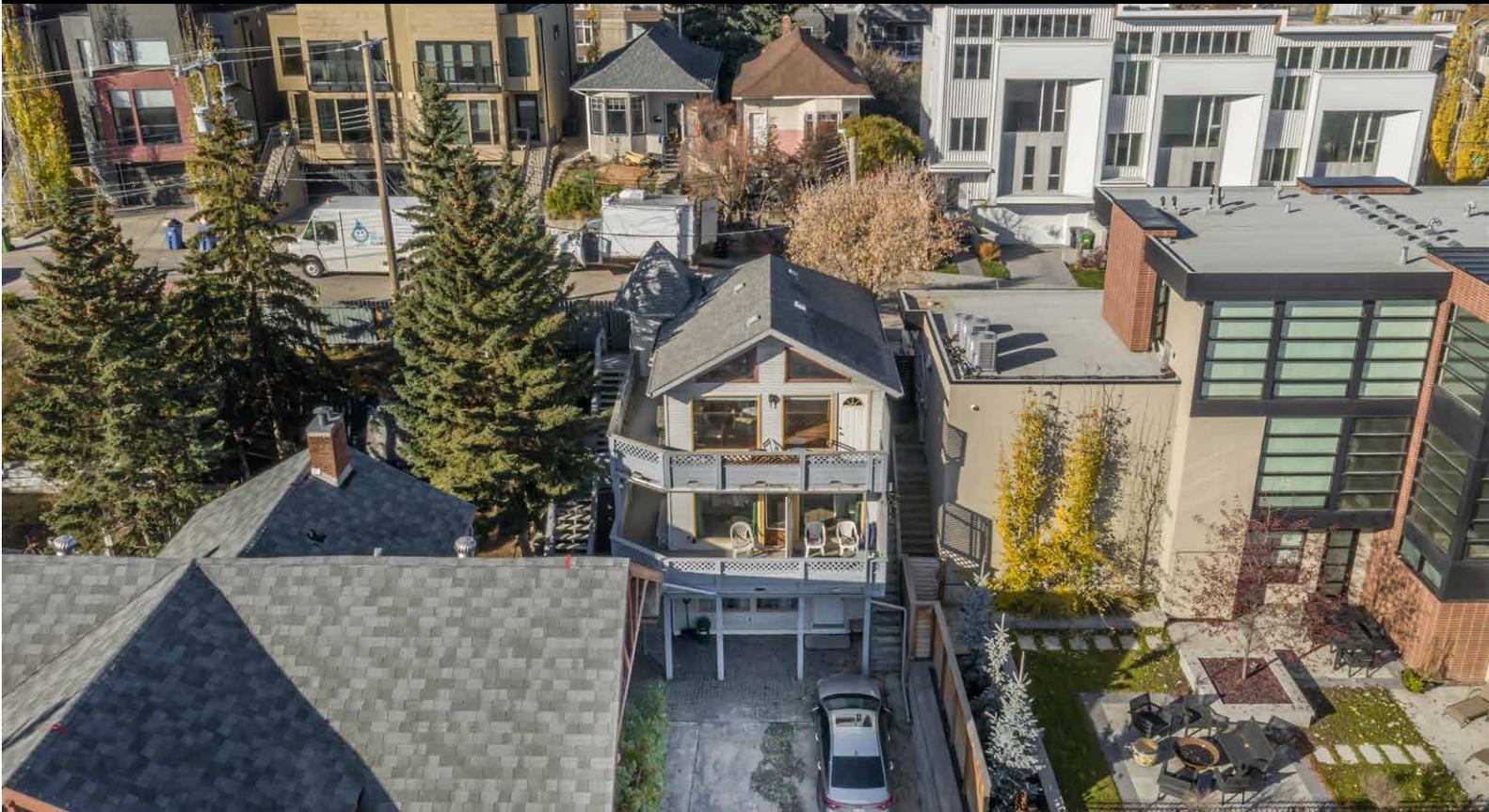


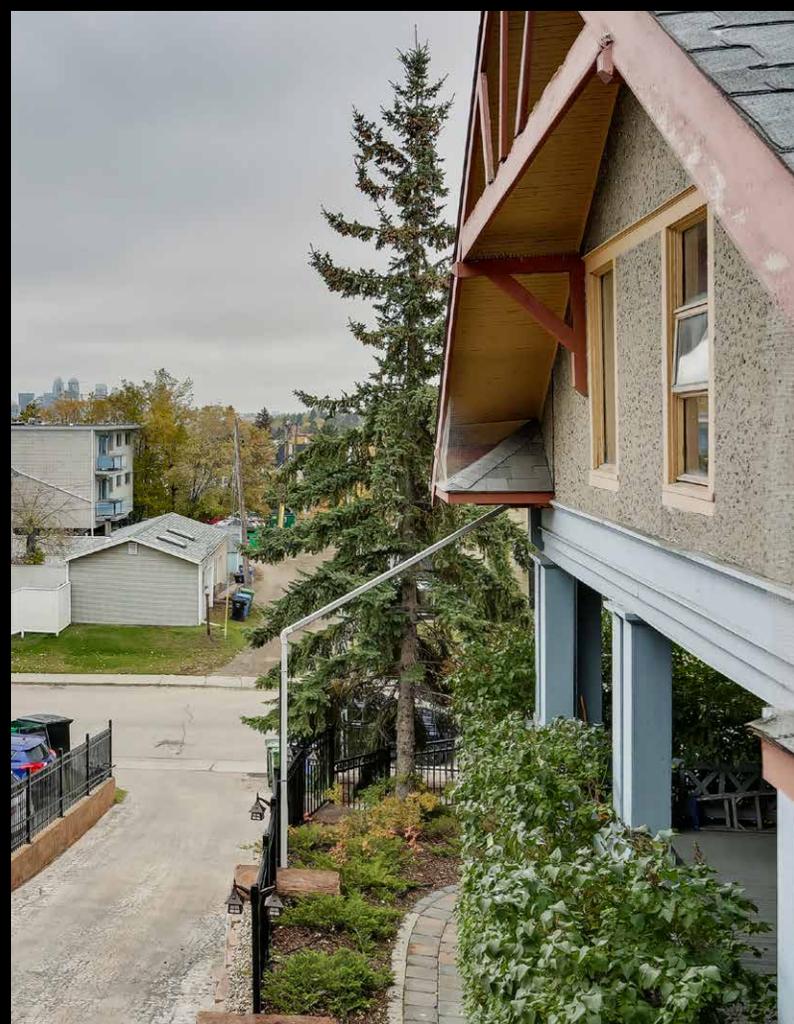
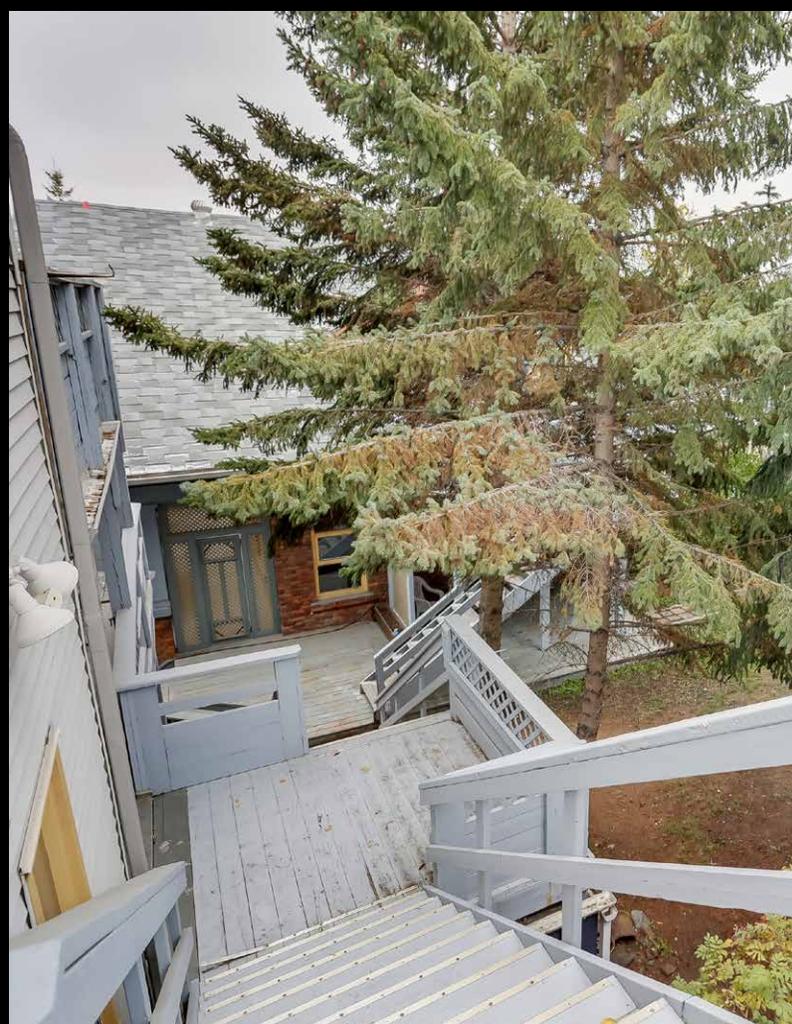
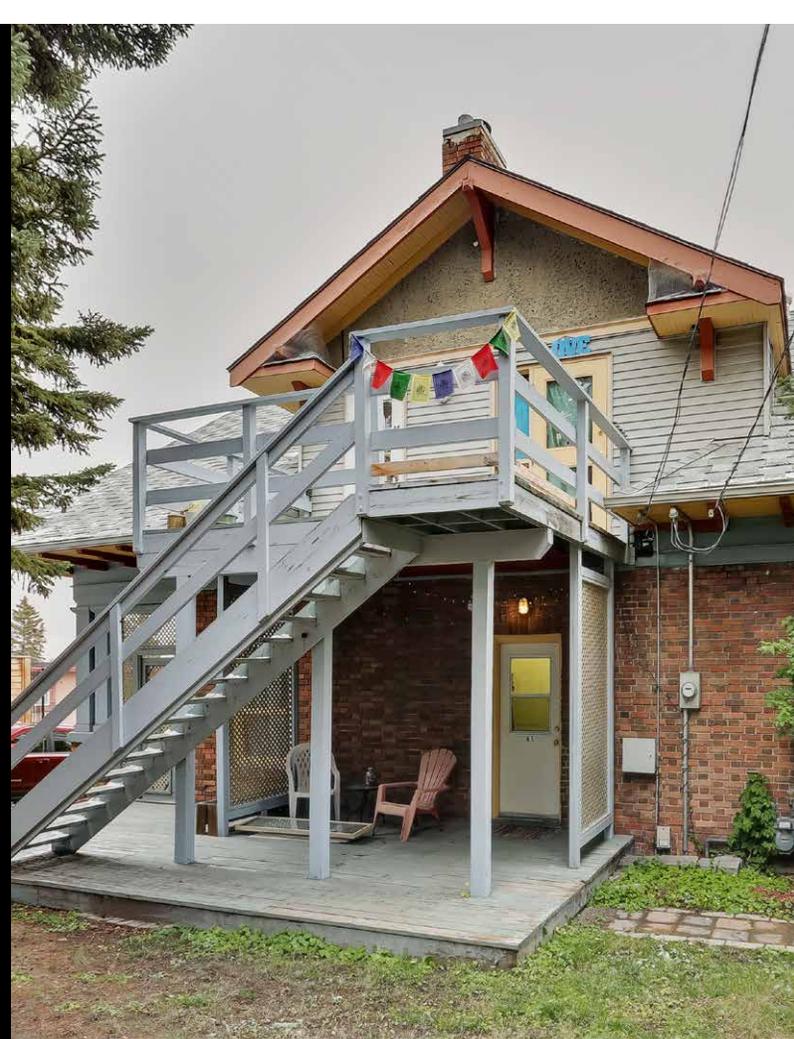












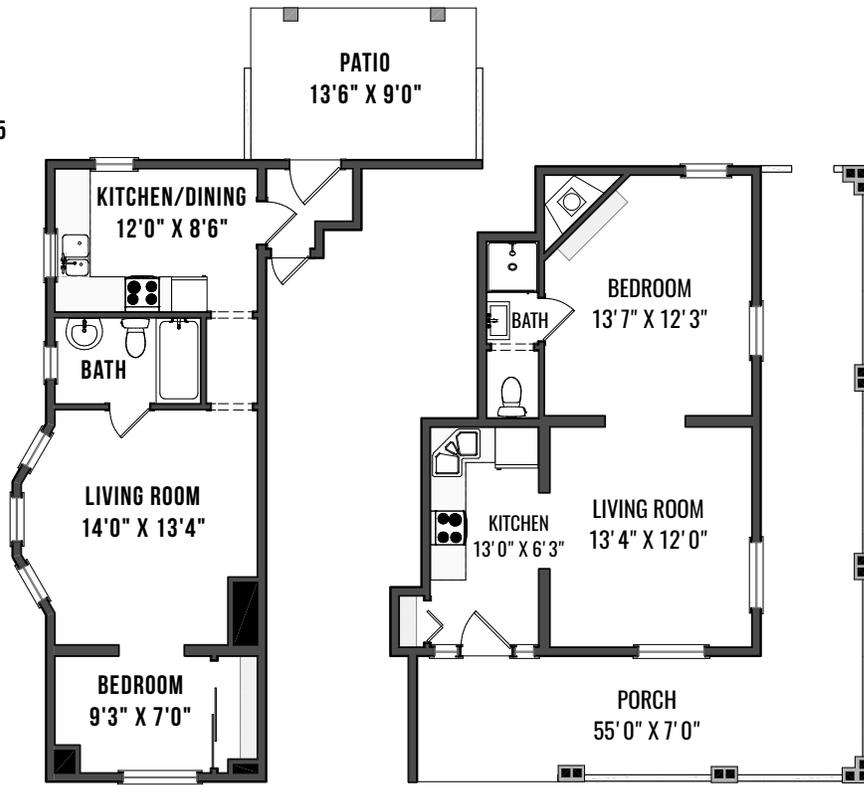


MAIN HOUSE

MAIN FLOOR

M5

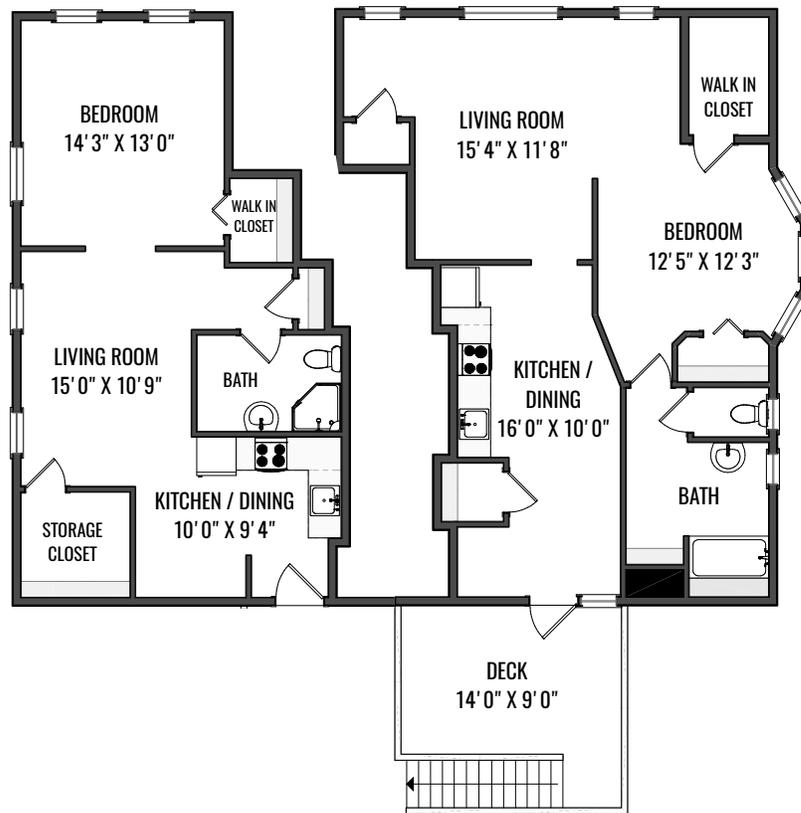
M1



SECOND FLOOR

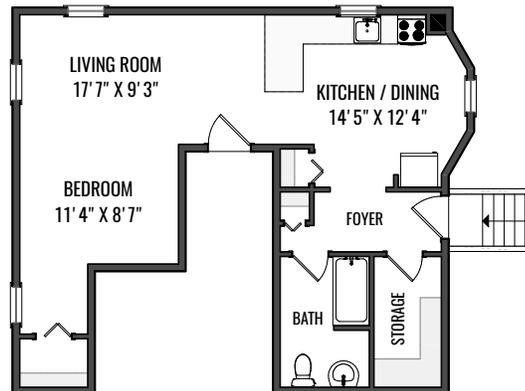
M4

M3



BASEMENT

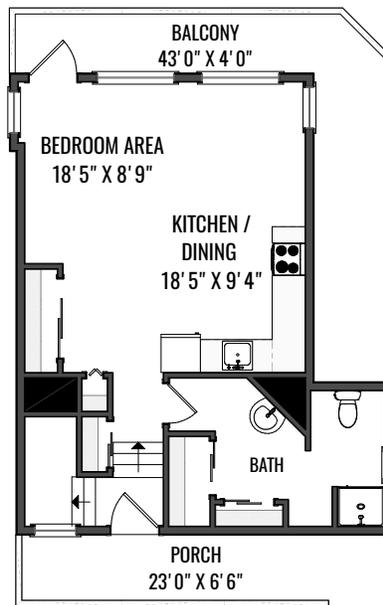
M2



CARRIAGE HOUSE

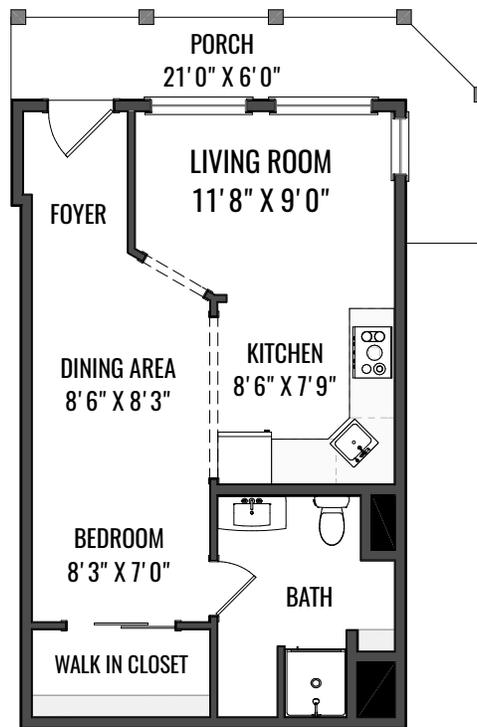
3RD FLOOR

C3



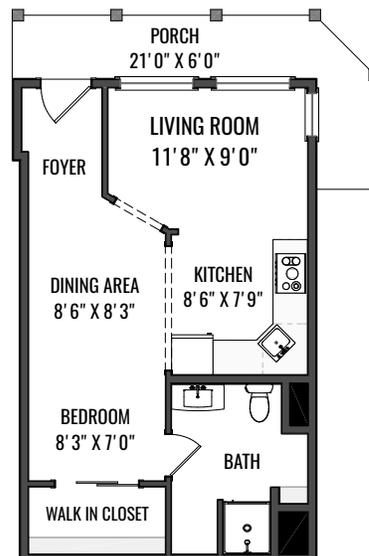
2ND FLOOR

C2



MAIN FLOOR

C1



2211 16A St SW Landscaping Updates

RETAINING WALLS

- Installed new REDI-Rock LedgeStone walls
- Installed fence (metal posts & plexi glass) behind wall as specified

PAVING STONES

- Installed new pavers
- In front of lower wall, on parking area, and up driveway
- Along old paths adjacent to the house

LIGHTING

- Installed lighting on fence overlooking parking and along upper paths
- Installed "rope" lighting on wooden stairs in the back.

FRONT STAIRS

- Replaced stairs with Redi-Rock

TOP BRICK PORCH

- Re-pointed and stabilized entrance to main floor.

2211 16A St SW Improvements

2017 M5 & C1

- Painted throughout

C1

- New flooring throughout

COACH HOUSE

- New eavestroughs
- Painted C3

M3

- Painted throughout
- New Kitchen
 - Cupboards (Ikea)
 - Range fan
 - Stove
 - Tiles
 - Counters

2016 C2

- Painted throughout
- New Kitchen
 - Cupboards (Ikea)
 - Range fan
 - Stove
 - Tiles
 - Counters
- New flooring throughout

2015

- Replaced window in M5

2011

- Landscaping Updates

2010

- New sewer and water line installed from 16A ST



Chris Zaharko
Associate

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2211 16a St SW - Rent Roll as at October 2022

	Door #	Style		Status	Increase	Potential
M1	1	1 Bed	\$1,100.00 x 12 =	\$13,200.00	M-M	\$1,350.00 x12 = \$16,200.00
M2	2	Studio	\$1,100.00 x 12 =	\$13,200.00	M-M	\$1,350.00 x12 = \$16,200.00
M3	3	1 Bed	\$1,250.00 x 12 =	\$15,000.00	M-M	\$1,500.00 x12 = \$18,000.00
M4	4	1 Bed	\$1,000.00 x 12 =	\$12,000.00	M-M	\$1,250.00 x12 = \$15,000.00
M5	5	1 Bed	\$1,150.00 x 12 =	\$13,800.00	M-M	\$1,400.00 x12 = \$16,800.00
C1	6	Studio	\$1,100.00 x 12 =	\$13,200.00	M-M	\$1,350.00 x12 = \$16,200.00
C2	7	Studio	\$1,100.00 x 12 =	\$13,200.00	M-M	\$1,350.00 x12 = \$16,200.00
C3	8	Studio	\$1,200.00 x 12 =	\$14,400.00	M-M	\$1,450.00 x12 = \$17,400.00
Actual Monthly Total:			\$9,000.00		Potential Monthly Total:	\$11,000.00
Actual Yearly Total:			\$108,000.00		Potential Yearly Total:	\$132,000.00

Approximate Expenses

Insurance	\$6,932.00 ÷ 12 =	\$577.67
Taxes	\$10,517.66 ÷ 12 =	\$876.47
Utilities	\$17,262.96 ÷ 12 =	\$1,438.58

Annual

Total Approx Actual Revenue:	\$105,107.28
Potential Total Revenue:	\$129,107.28

2211 16A Street SW

Incredible Revenue or Development Opportunity! Built in 1912, 'The Manor' is one of the original homesteads in Bankview. Well maintained and updated, the property offers 8 rental units. The Manor has 5 self-contained units along with the Carriage House that has 3 self-contained units. All units currently have long term tenants. 7 of the units offer unobstructed city views. A central court yard, private balconies, patios, front yard and veranda provide plenty of outdoor private and communal living space. Large 2 level driveway & street parking. Situated walking distance to all amenities including parks, shopping, restaurants and 17th Ave & Downtown. Some recent updates over the years include new boilers in both properties, painting & new flooring throughout, new kitchen cabinets, appliances, and some newer windows throughout. Also, new sewer & water lines installed from 16A St in 2010. This is an ideal holding property, or a great future redevelopment site (75' X 132' M-CGd 72, ideal for development site.). Purchase separately or invest in the neighbouring property as well! A1203768 - 2215 16a St SW (52'x132' M-CGd 72).



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