



Benchmark

INDEPENDENTLY OWNED AND OPERATED

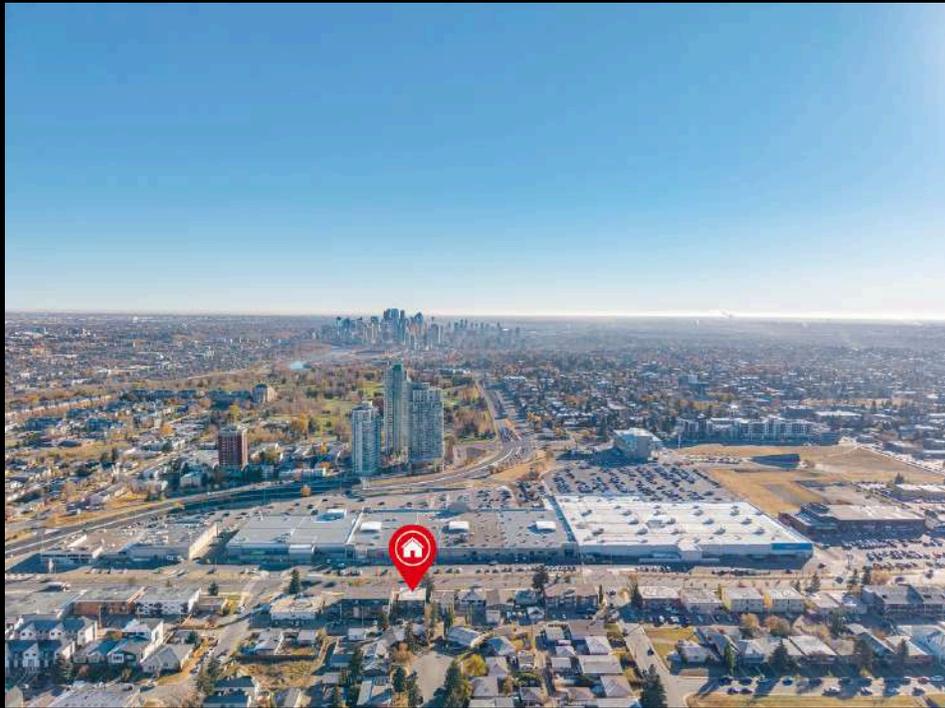
# FOR SALE

## 1121 37 STREET SW

### 9 UNIT MULTI-FAMILY



## IDEAL LOCATION FOR INVESTMENT PROPERTY



LOCATION - ROSSCARROCK

**Sale Price: \$2,495,000**

**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



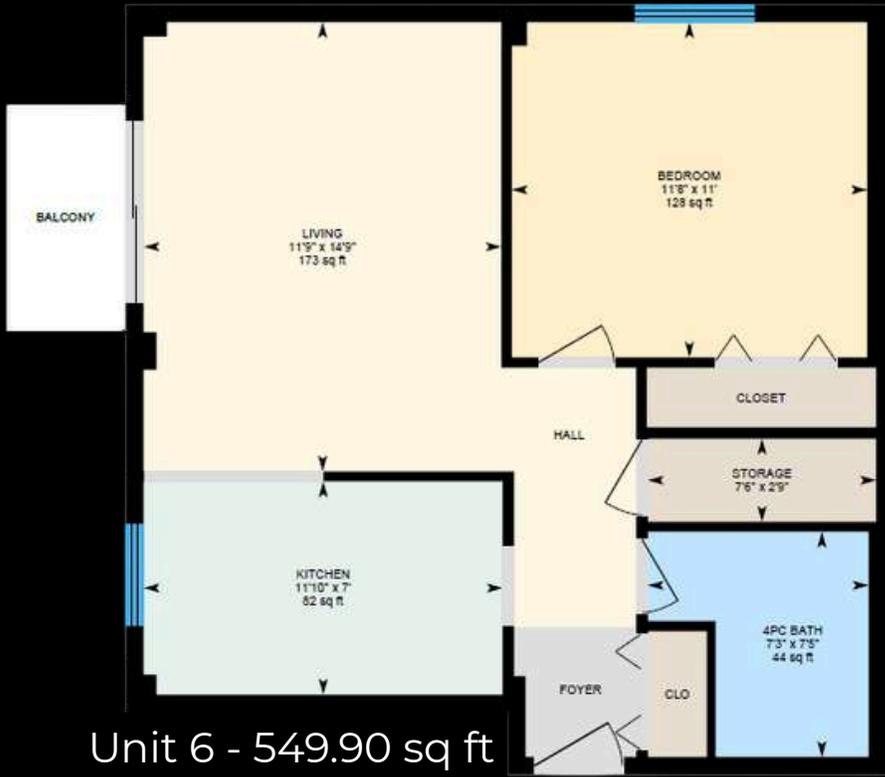
## RENT ROLL & EXPENSES

BR	End Term	Projected	Potential
Unit 1: 2 BDR	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
<b>Actual Monthly Total:</b>		<b>\$14,240.00</b>	<b>Potential Monthly Total: \$15,805.00</b>
<b>Actual Yearly Total:</b>		<b>\$170,880.00</b>	<b>Potential Yearly Total: \$189,660.00</b>

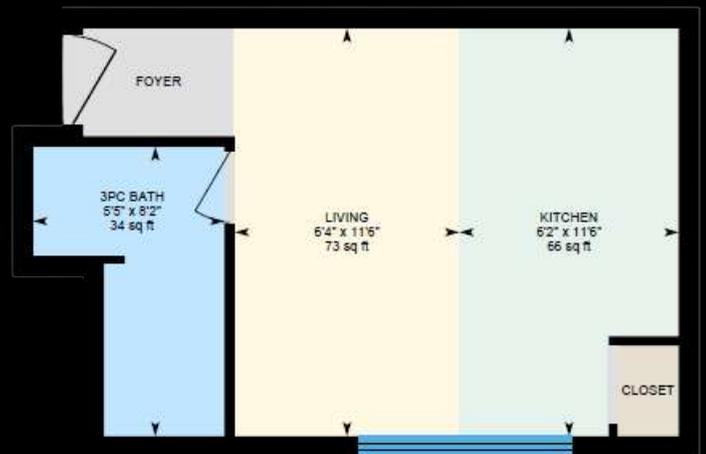
### 2024 Expenses

Insurance	\$4,762.00	÷ 12	=	\$396.83
Taxes	\$10,012.00	÷ 12	=	\$834.33
Utilities	\$13,470.00	÷ 12	=	\$1,122.50
<b>Monthly Expenses:</b>	<b>\$2,353.67</b>			

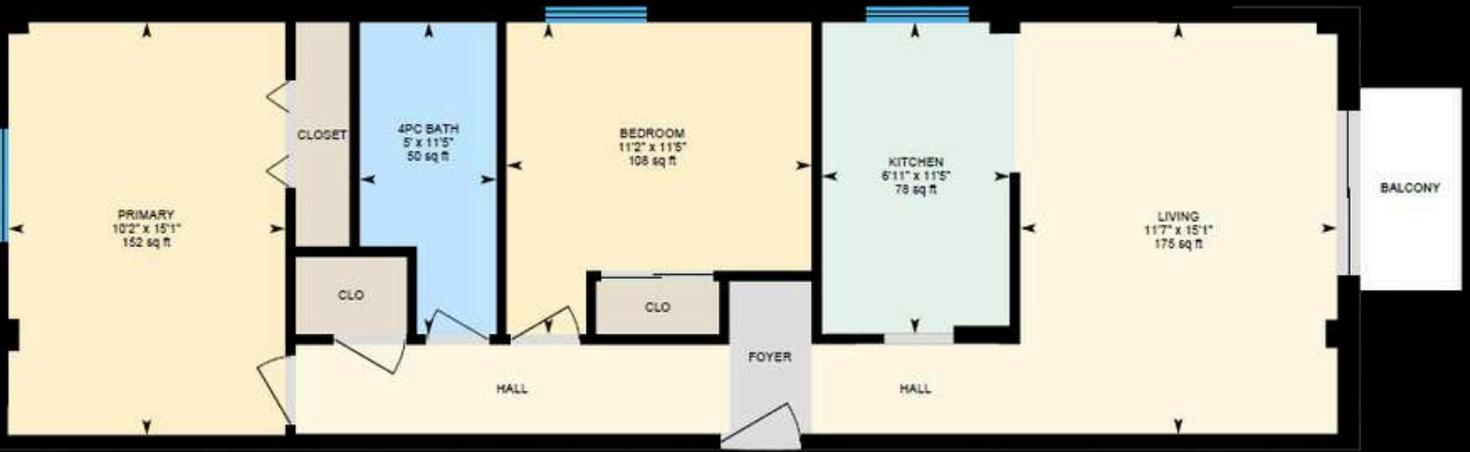
Yard Work & Snow Maintained by Owner



Unit 6 - 549.90 sq ft



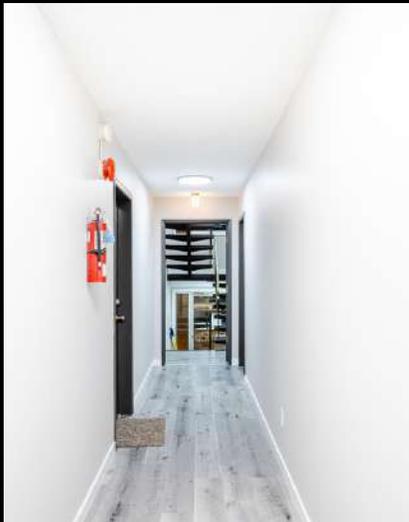
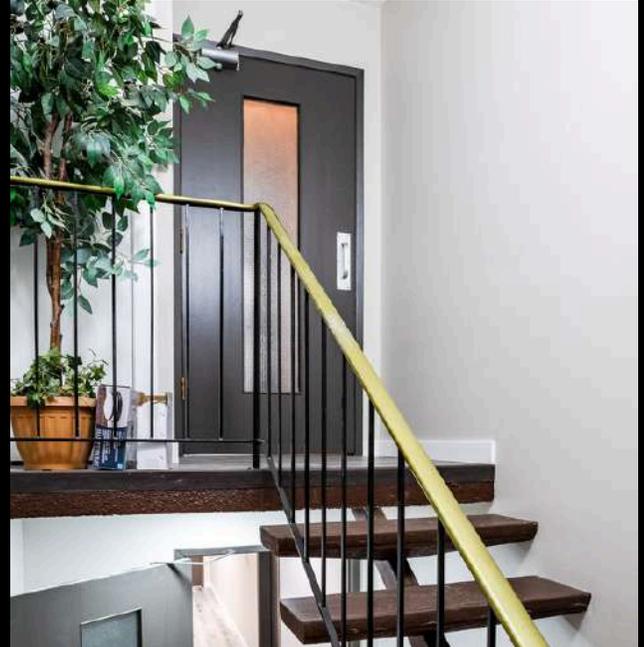
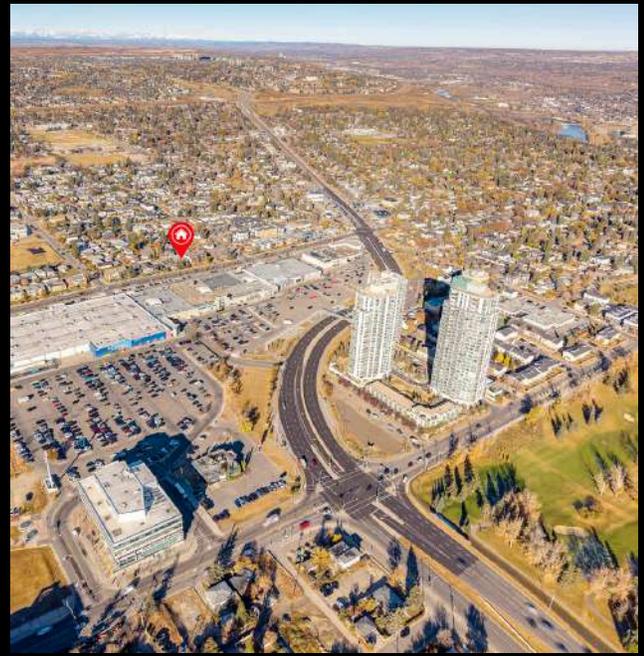
Unit 9 - 194.58 sq ft



Unit 8 - 731.89 sq ft







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