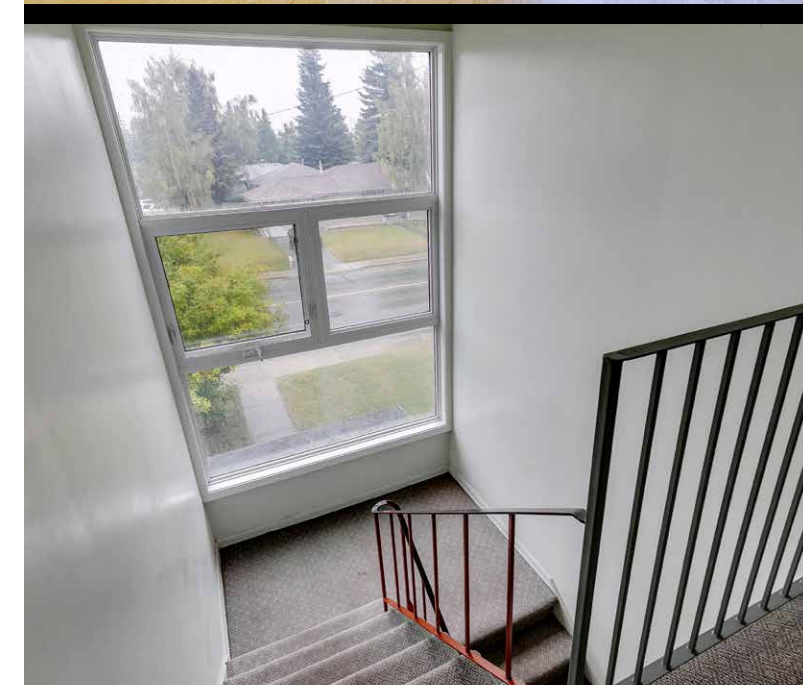
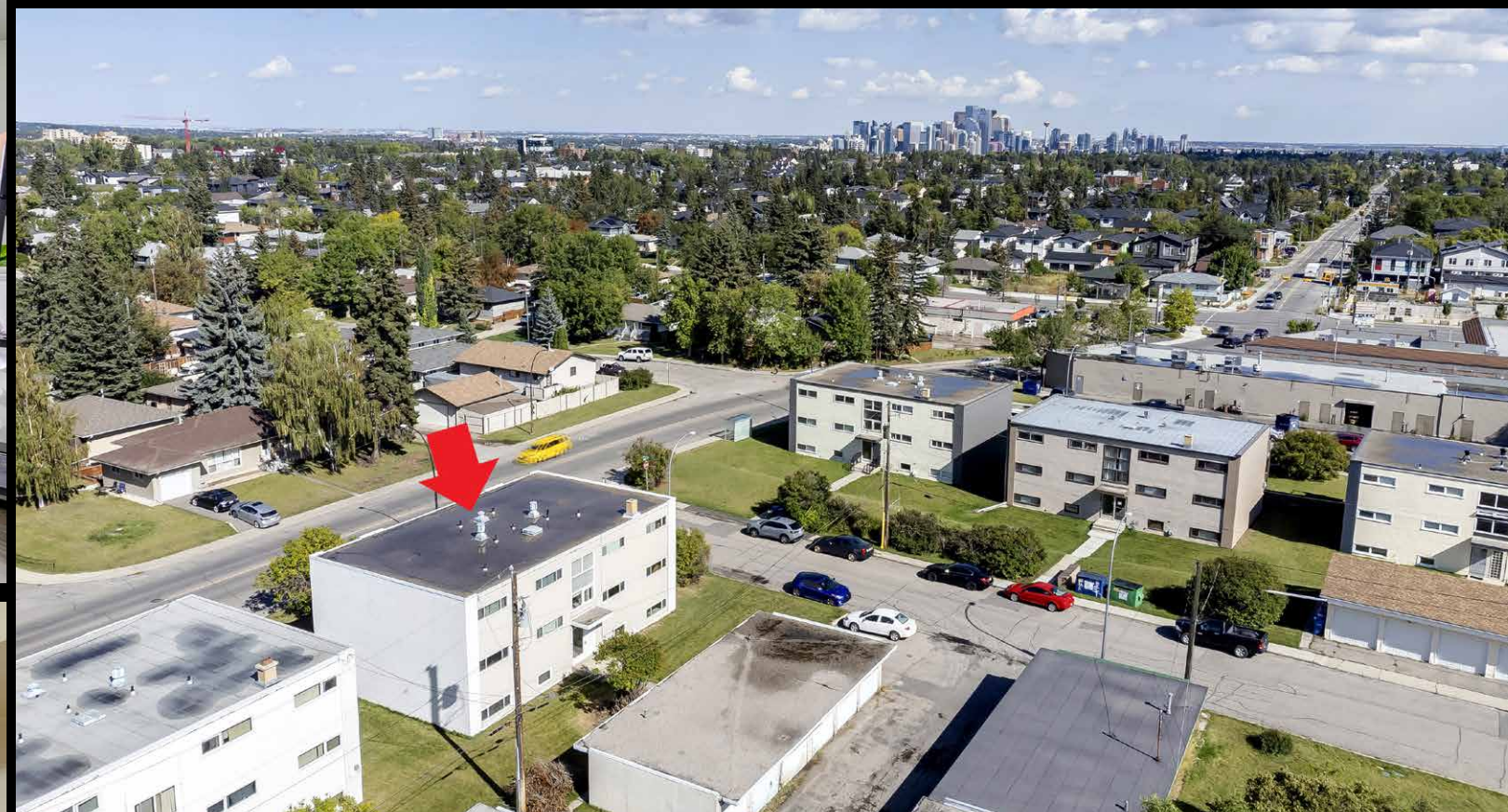
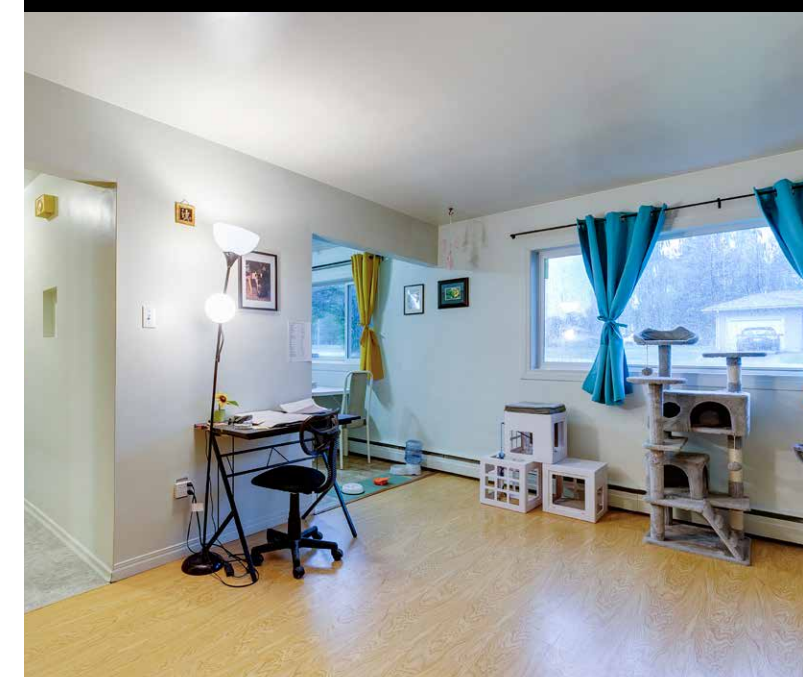


**4015 26 Ave SW - Revenue & Projected Revenue**

	BR				Term		Projected Unit + Parking	Potential
Unit 1:	1	\$1,350.00	x 12	=	Aug-25	\$16,200.00	\$1,850.00 x12	= \$22,200.00
Unit 2:	1	\$1,400.00	x 12	=	Feb-25	\$16,800.00	\$1,850.00 x12	= \$22,200.00
Unit 3:	2	\$1,300.00	x 12	=	M-M	\$15,600.00	\$2,200.00 x12	= \$26,400.00
Unit 4:	2	\$1,300.00	x 12	=	M-M	\$15,600.00	\$2,200.00 x12	= \$26,400.00
Unit 5:	2	\$1,350.00	x 12	=	M-M	\$16,200.00	\$2,200.00 x12	= \$26,400.00
Unit 6:	2	\$1,300.00	x 12	=	M-M	\$15,600.00	\$2,200.00 x12	= \$26,400.00
Garage	0	\$520.00	x 12	=	M-M	\$6,240.00	\$0.00 x12	= \$0.00
<b>Actual Monthly Total:</b>						<b>\$8,520.00</b>	<b>Potential Monthly Total:</b>	<b>\$12,500.00</b>
<b>Actual Yearly Total:</b>						<b>\$102,240.00</b>	<b>Potential Yearly Total:</b>	<b>\$150,000.00</b>
<b>Expected Laundry Income: \$1,080 per annum</b>								

**Approximate Expenses\***

Insurance	\$3,450.00 ÷ 12	=	\$287.50	
Taxes	\$6,966.10 ÷ 12	=	\$580.51	Yard Work & Snow maintained by Owner
Utilities	\$11,568.08 ÷ 12	=	\$964.01	
<b>Monthly Expenses*: \$1,832.02</b>				

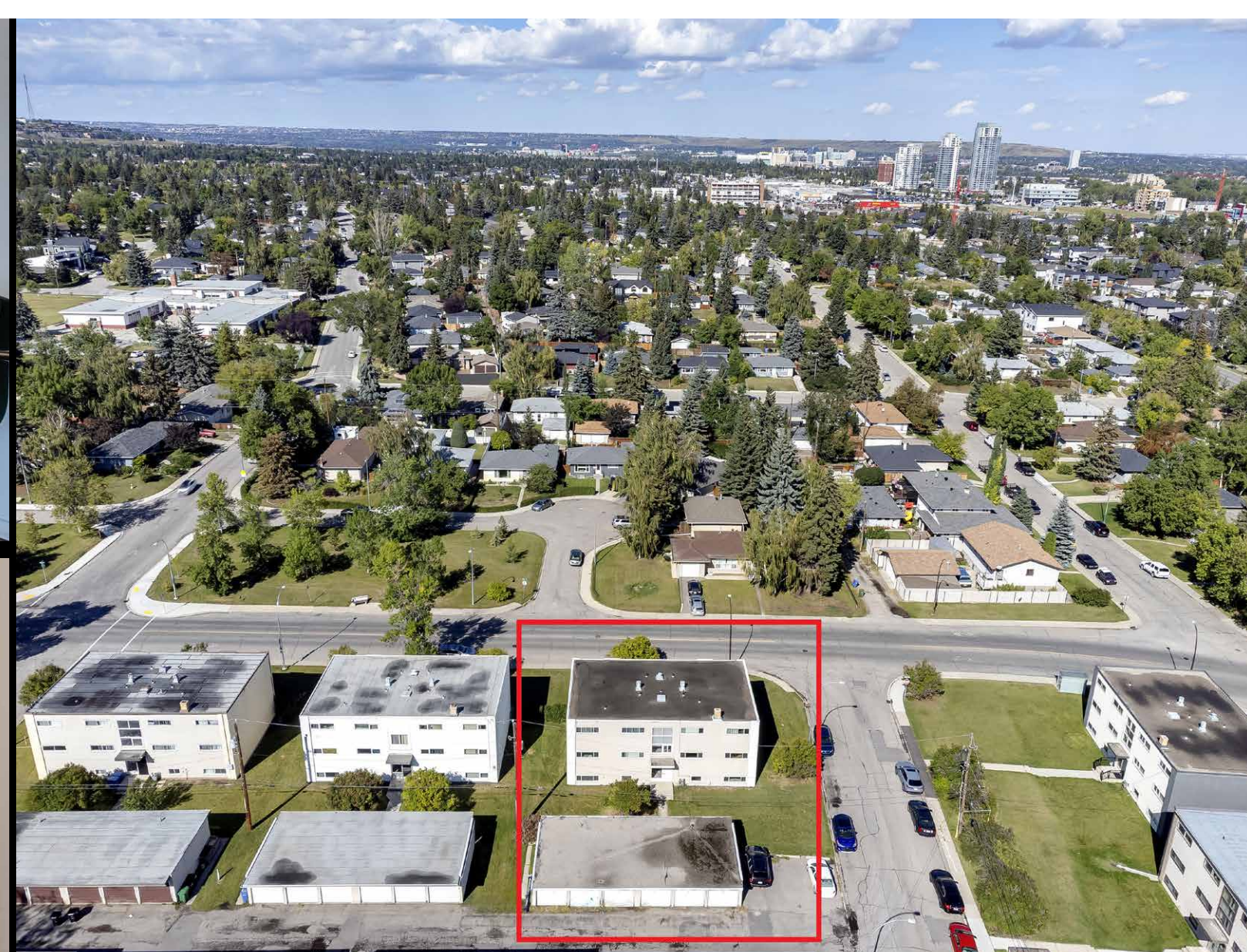
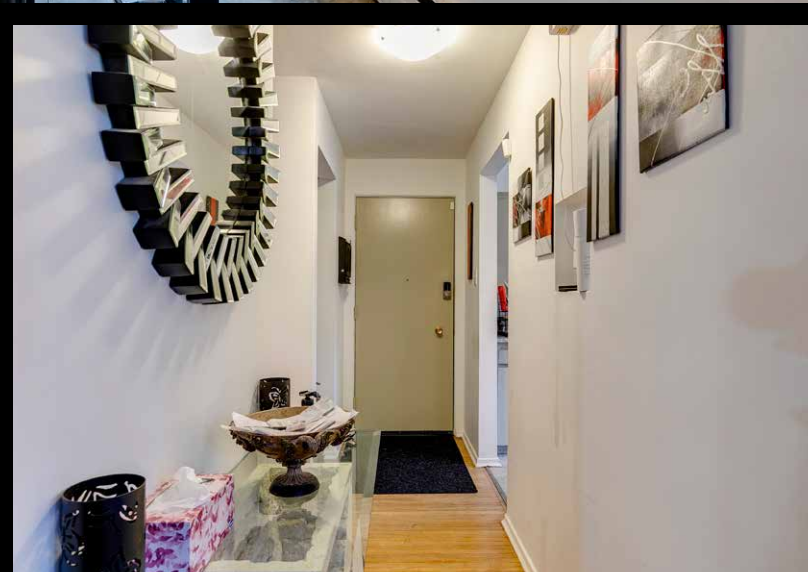
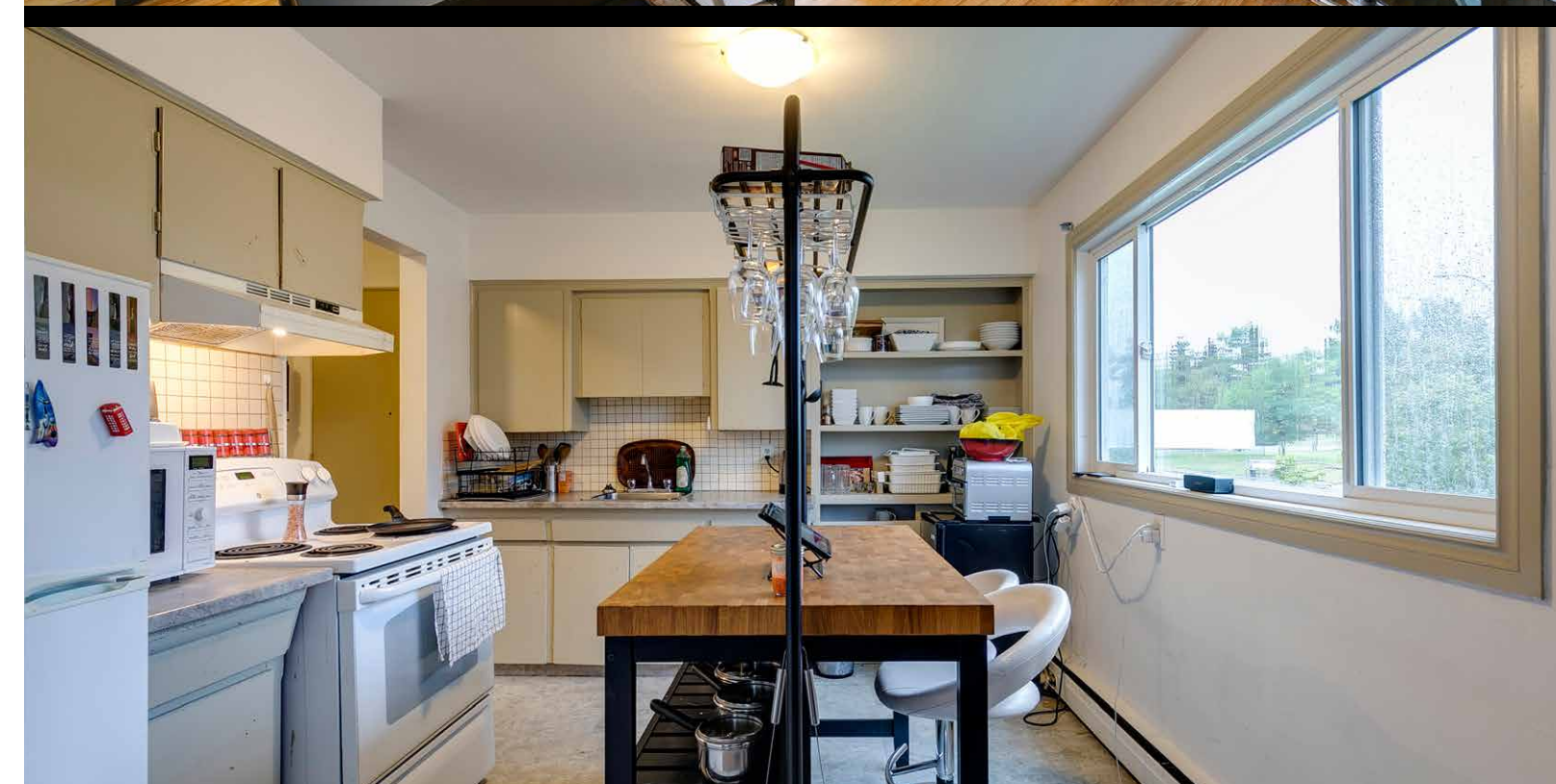
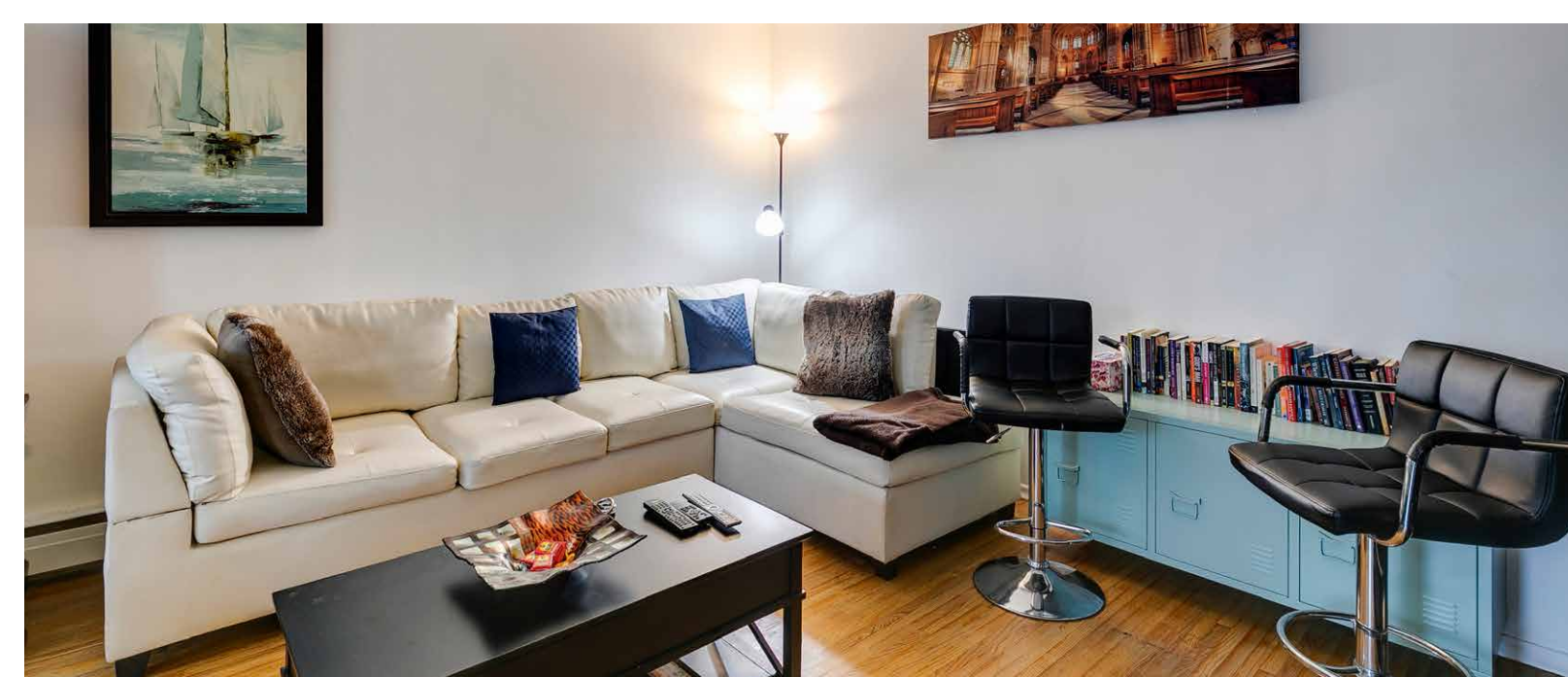


**Chris Zaharko**  
Associate

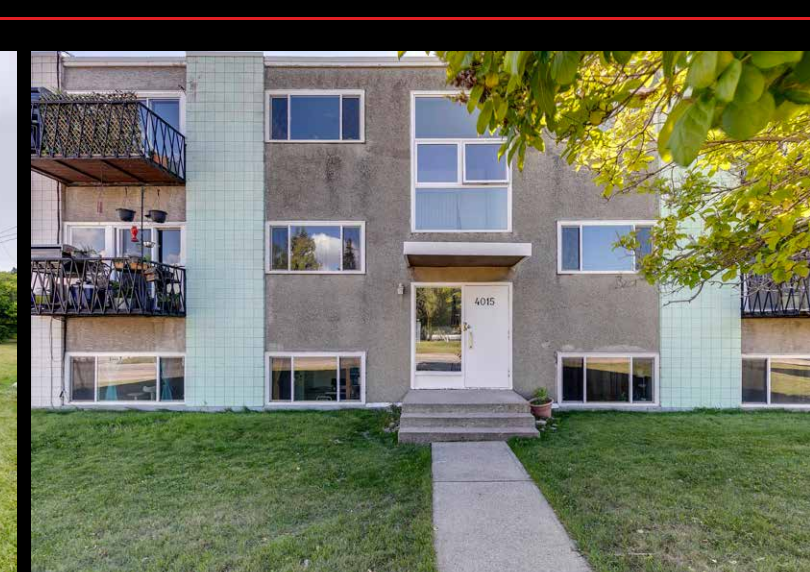
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Time to invest in this conveniently located Glenbrook Multi-Family Property! Well maintained, solid concrete, 6 unit building offering an ideal investment opportunity. Comprised of 4 x 2 Bedroom and 2 x 1 Bedroom units, a maintenance room, laundry area and 6 space garage. There are 3 additional parking stalls adjacent to the garage; being on the corner provides ample tenant and/or visitor parking. There is a coin-a-matic laundry, adding to monthly revenue. This corner lot is 90' x 110' (9,324 sq ft) and currently zoned M-C1. Steps to parks, sports courts, schools and transit. Walking distance to restaurants, pharmacies and other amenities. Minutes to Mount Royal University, Westhills, all the amenities of 17th Ave W and the Downtown Core.



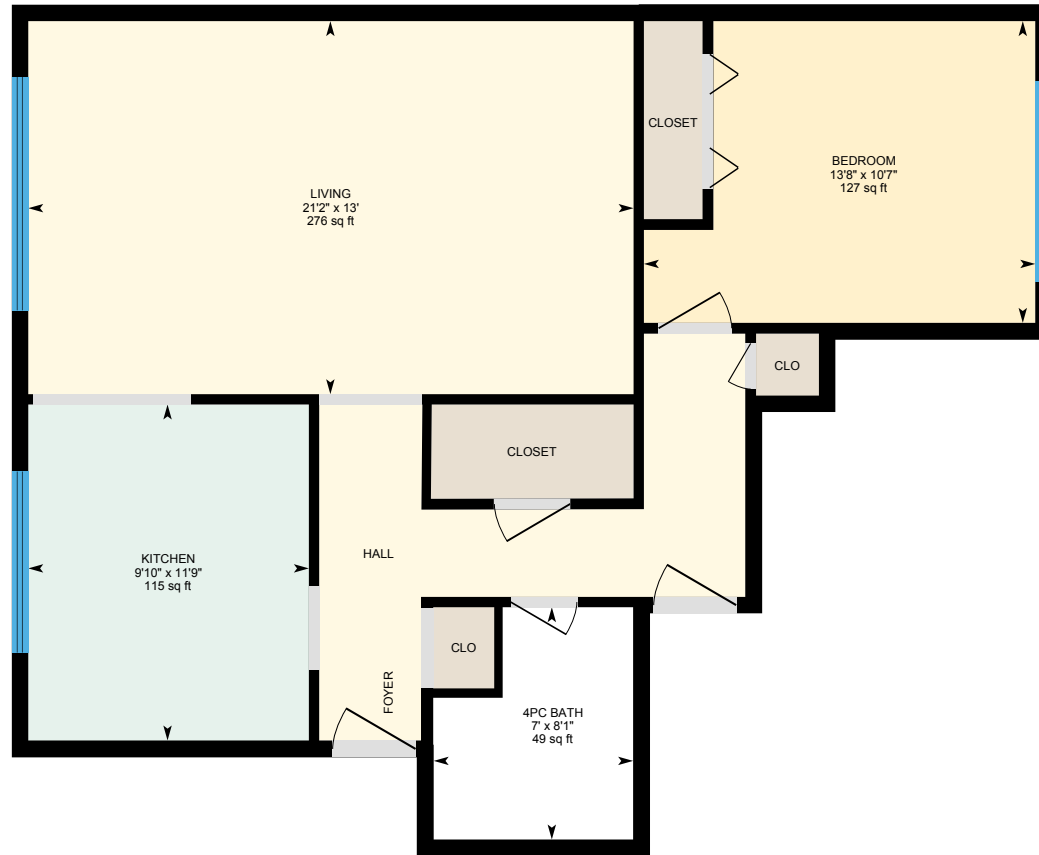
## Chris Zaharko

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[chris@zaharko.com](mailto:chris@zaharko.com)

MLS:	A2165740
Subdivision:	Glenbrook
Lot Size:	9,324 sq ft
Building Size:	6,306 sq ft
Units:	2 x 1 Bedroom & 4 x 2 Bedroom
Taxes:	\$7,913.00 (2024)

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1-4015 26 Ave SW, Calgary, AB



**Main Floor** Interior Area 699.44 sq ft  
Excluded Area 49.00 sq ft

**Chris Zaharko**  
Associate

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3-4015 26 Ave SW, Calgary, AB



Main Floor Interior Area 922.45 sq ft

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