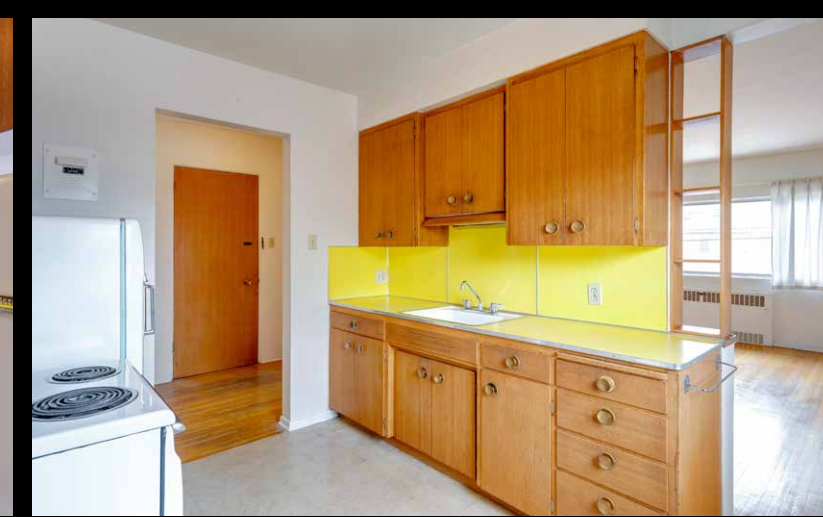
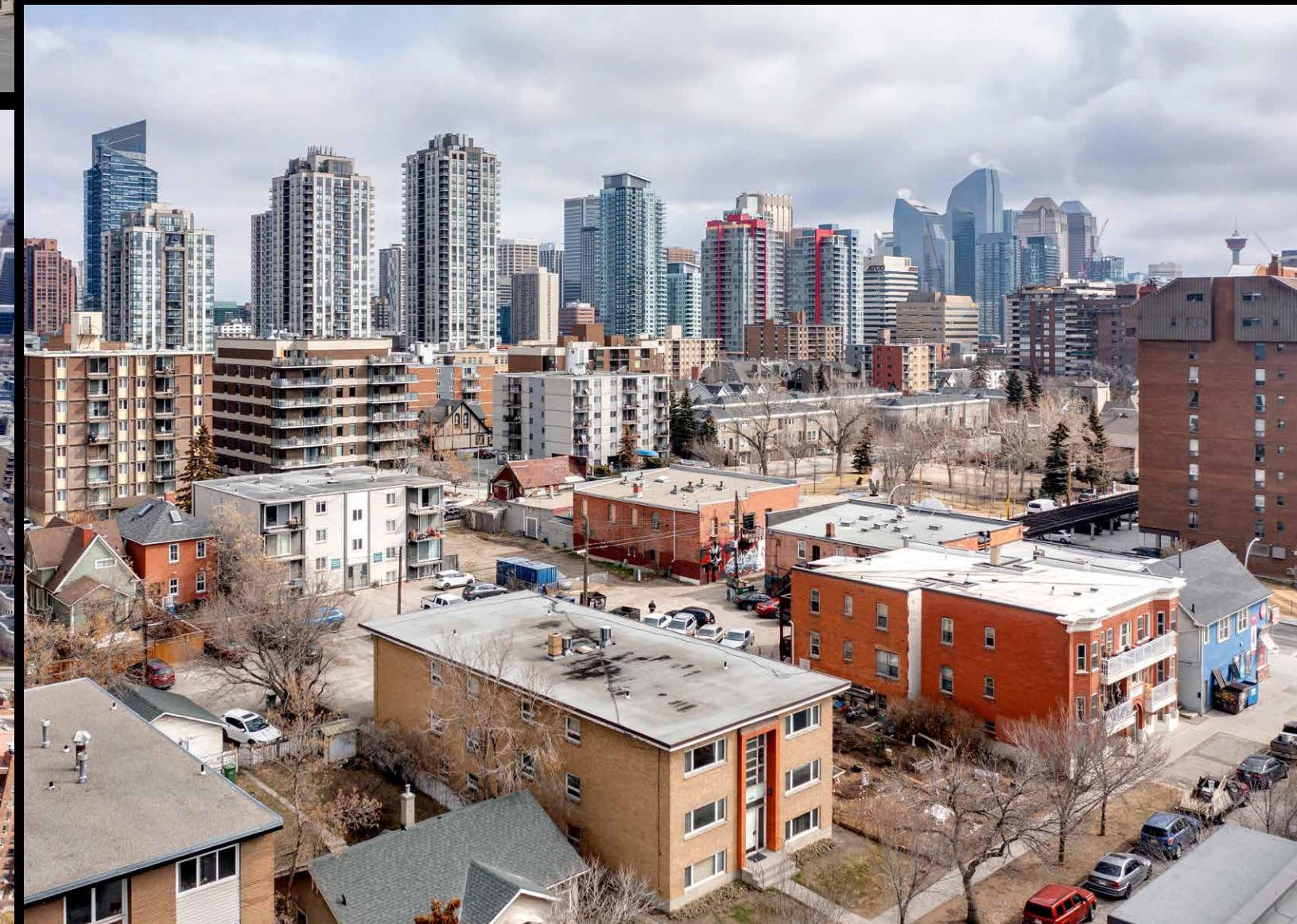
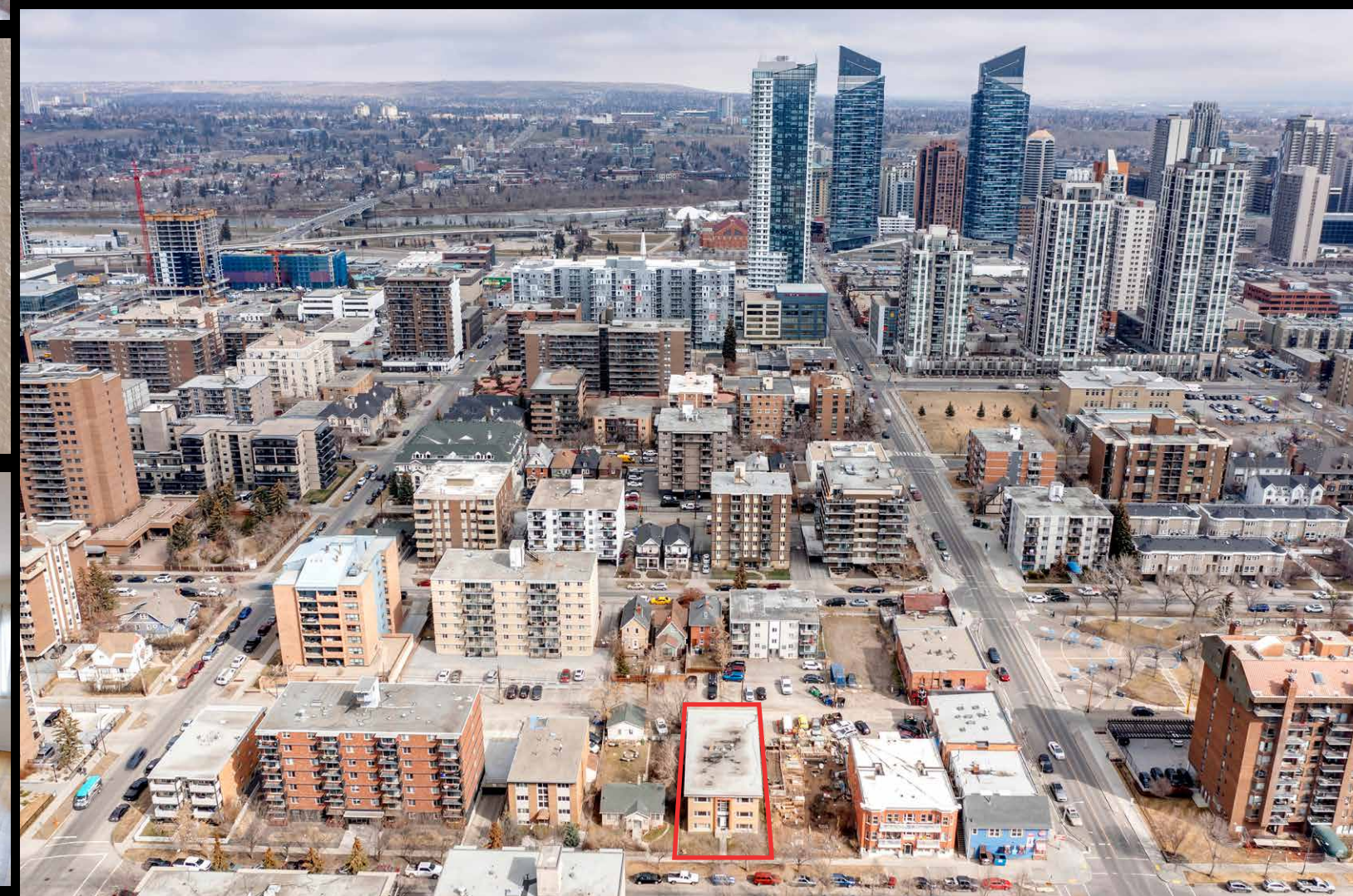
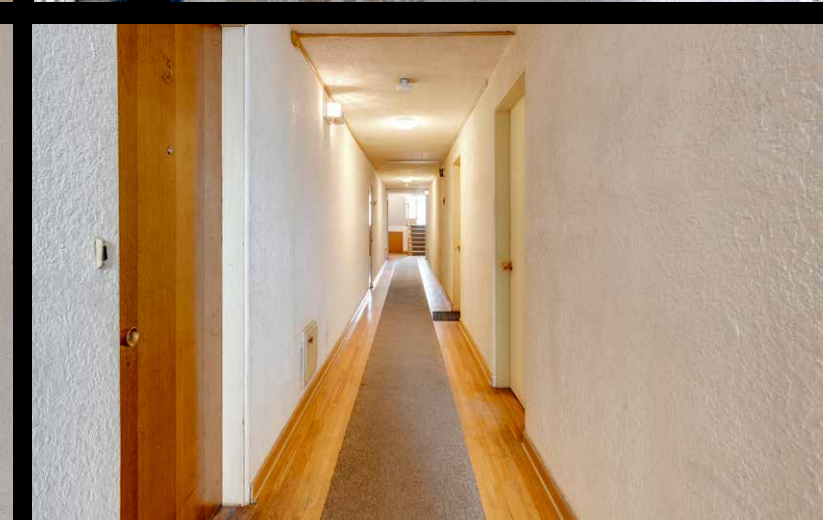
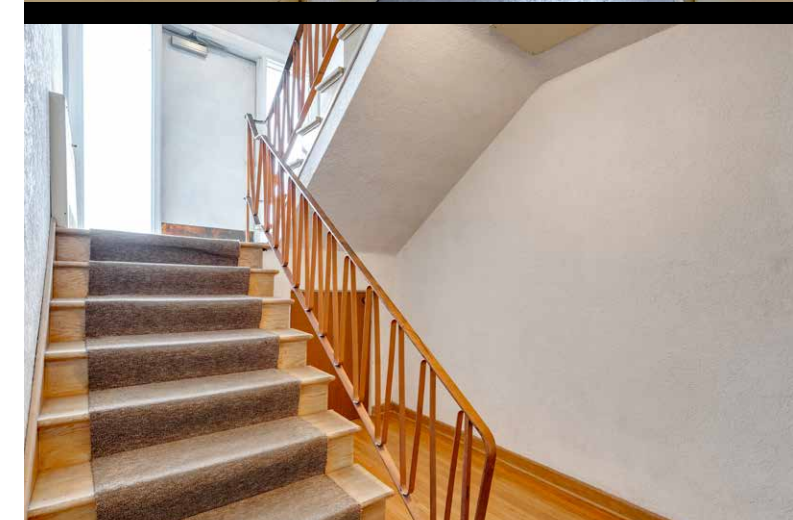


Excellent Investment Opportunity

1216 15 AVE SW

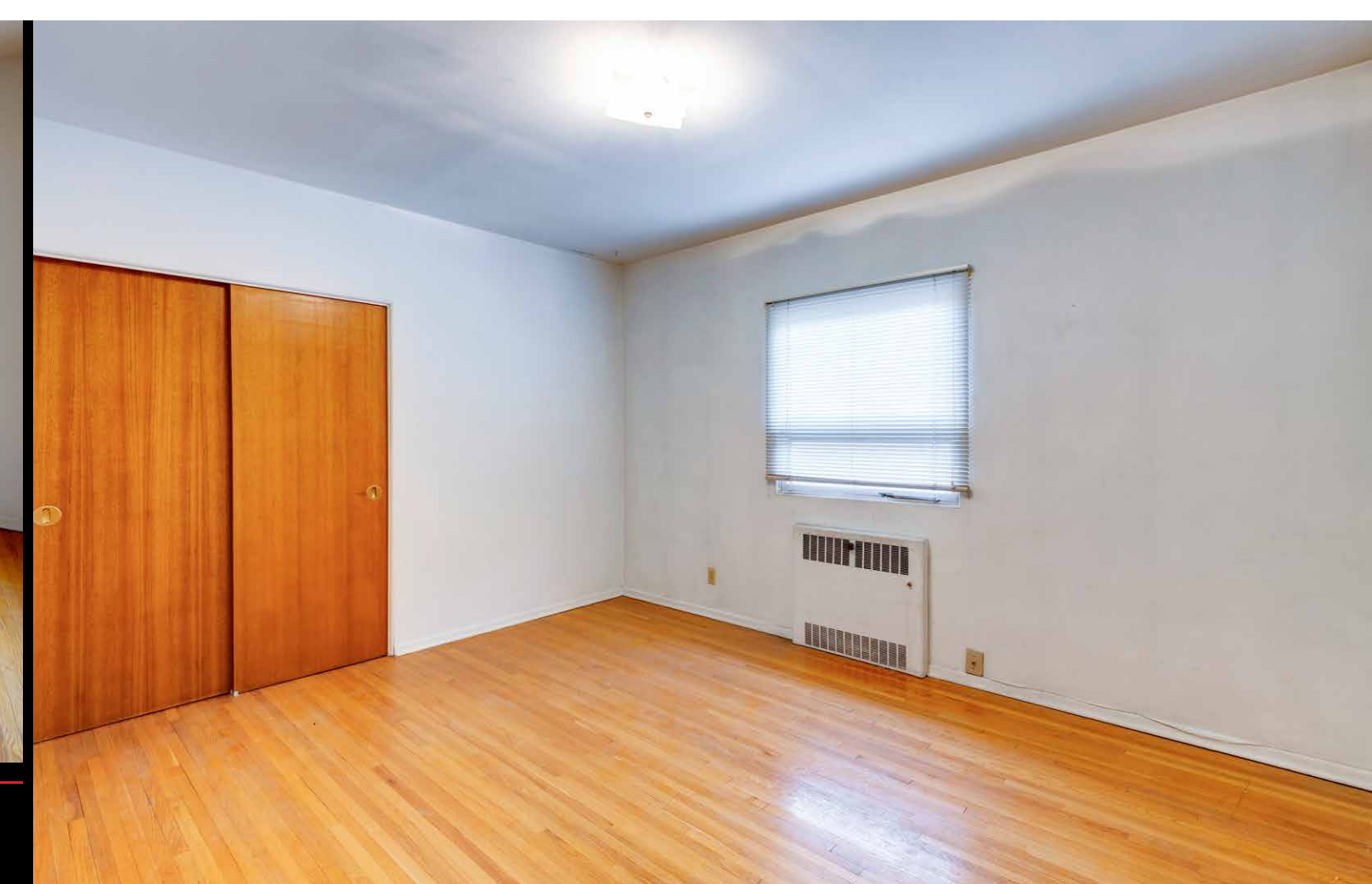
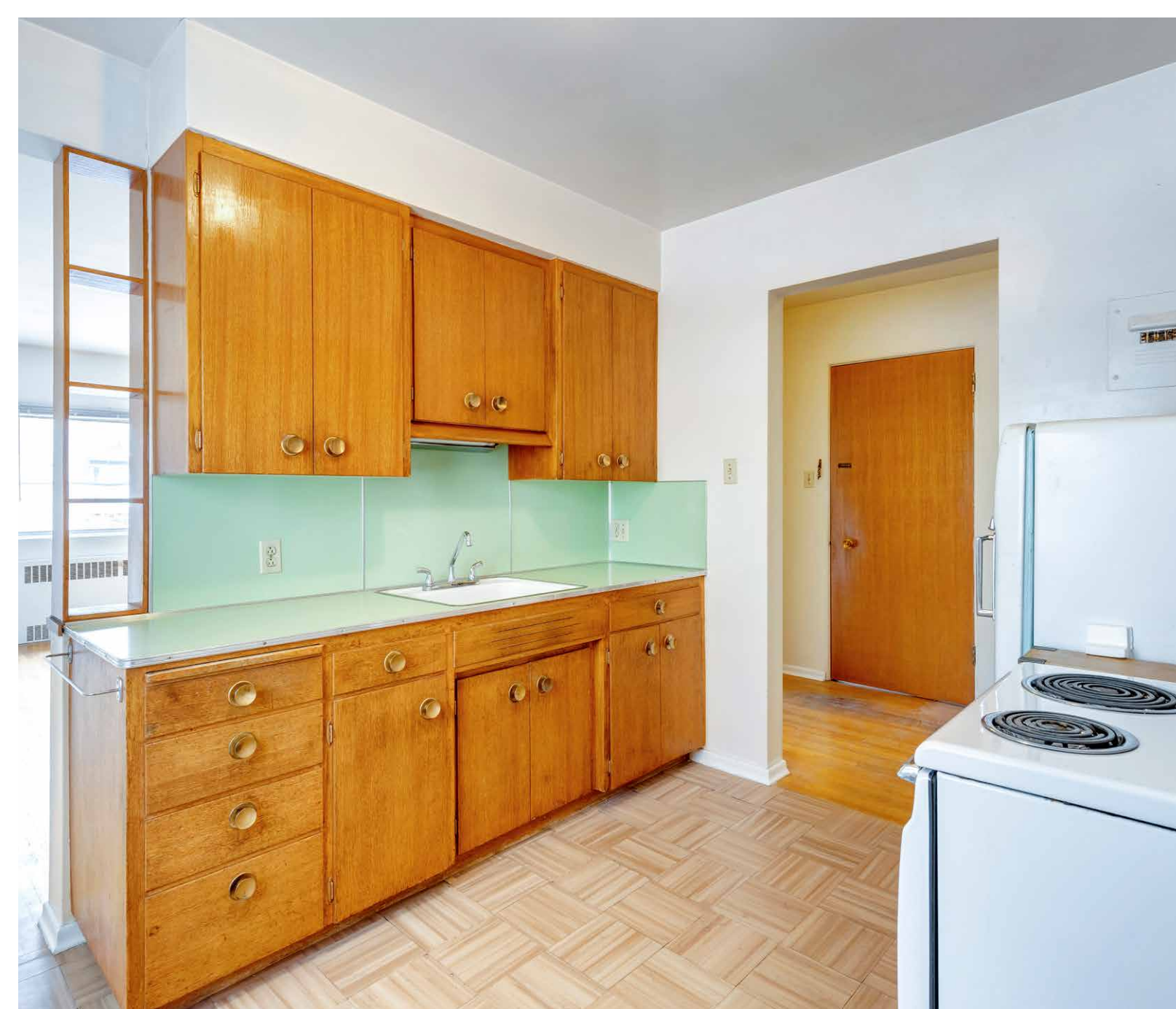


Chris Zaharko
Associate

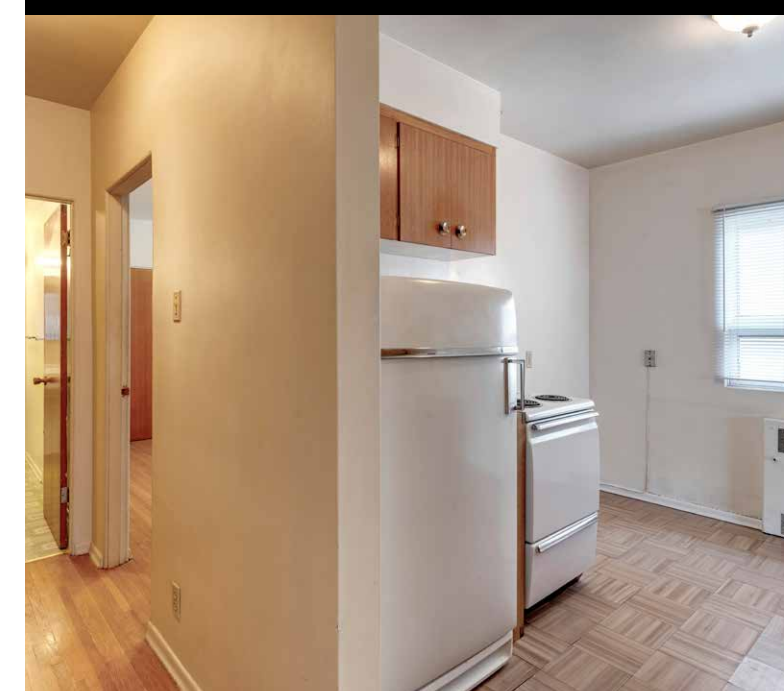
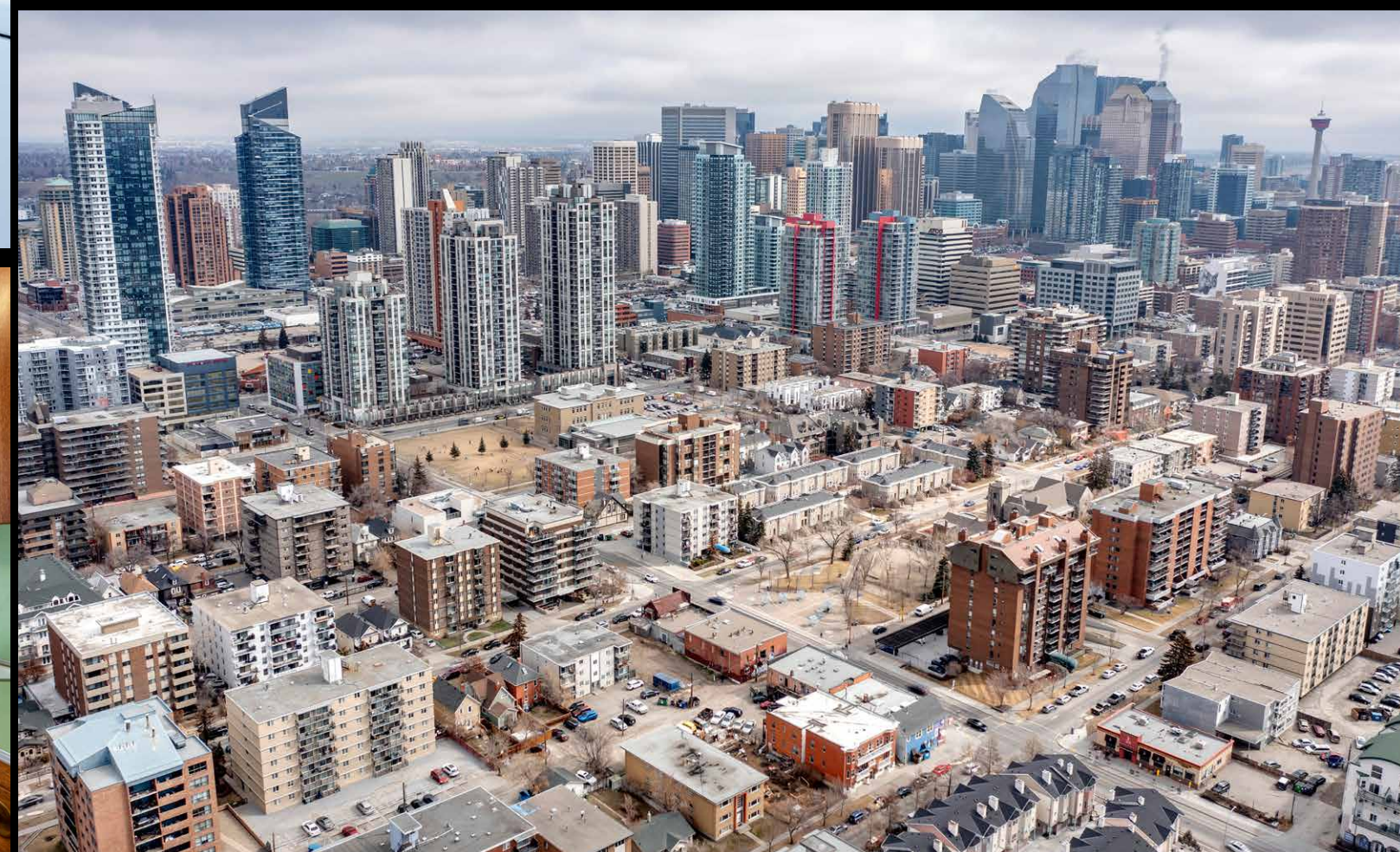


Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Excellent Investment Opportunity! 11 x 1 bedroom units. Parking for up to 6 vehicles at the back of the building as well as on street parking. Building has kept its original charm and has been well maintained. Included is coin laundry machines and separate storage lockers. Walking distance to Sunalta LRT station, downtown and close to all amenities.



Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

MLS:	A2044005
Year Built:	1965
Subdivision:	Bellline
Type:	Multi Family (Low Rise)
Taxes:	\$11,654.000/2022
Size:	10,889.19 sq ft

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Potential Revenue - 1216 15 Ave SW

Style	Actual - Current Condition	Potential Revenue
UNIT 1: 1 Bed	\$1,275.00 x 12 = \$15,300.00	\$1,550.00 x12 = \$18,600.00
UNIT 2: 1 Bed	\$1,275.00 x 12 = \$15,300.00	\$1,550.00 x12 = \$18,600.00
UNIT 3: 1 Bed	\$1,275.00 x 12 = \$15,300.00	\$1,550.00 x12 = \$18,600.00
UNIT 4: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 5: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 6: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 7: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 8: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 9: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 10: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
UNIT 11: 1 Bed	\$1,325.00 x 12 = \$15,900.00	\$1,550.00 x12 = \$18,600.00
Actual Monthly Total:	\$14,425.00	Potential Monthly Total: \$17,050.00
Actual Annual Total:	\$173,100.00	Potential Annual Total: \$204,600.00

Expected Laundry Income per annum: \$2,900

Approximate Expenses Based on Identical Building	Annual
Insurance	\$4,116.00 ÷ 12 = \$343.00
Taxes	\$11,654.00 ÷ 12 = \$971.17
Utilities	\$13,116.00 ÷ 12 = \$1,093.00
Waste Collection	\$2,394.00 ÷ 12 = \$199.50
	Total Actual Revenue: \$144,720.00
	Potential Total Revenue: \$176,220.00
	Based on 100% Occupancy

1216 15 Ave SW, Calgary, AB





1216 15 Ave SW, Calgary, AB

Main Floor Exterior Area 676.89 sq ft

Interior Area 628.75 sq ft



Benchmark

INDEPENDENTLY OWNED AND OPERATED, BROKER