

# Development Opportunity

131 15 AVENUE SE

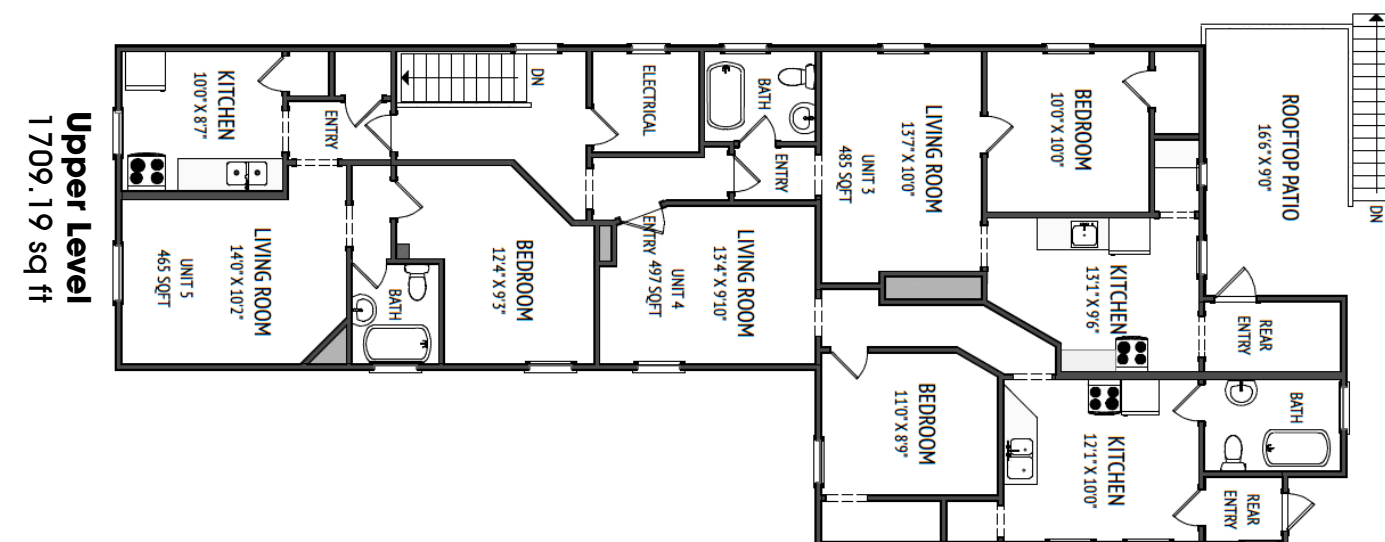
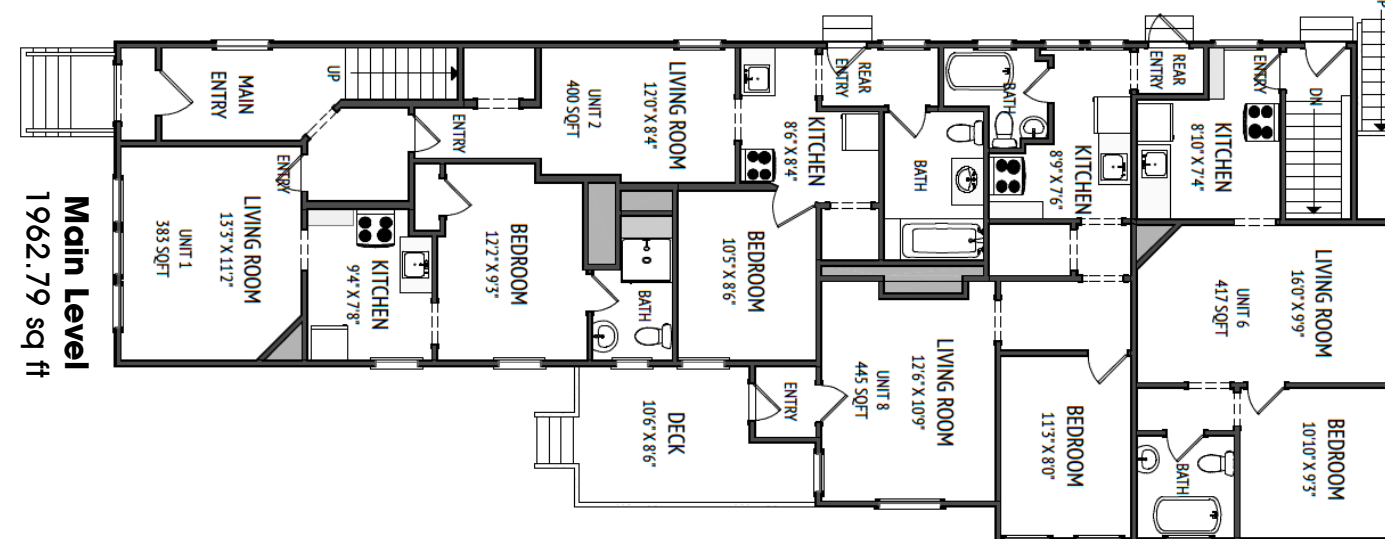
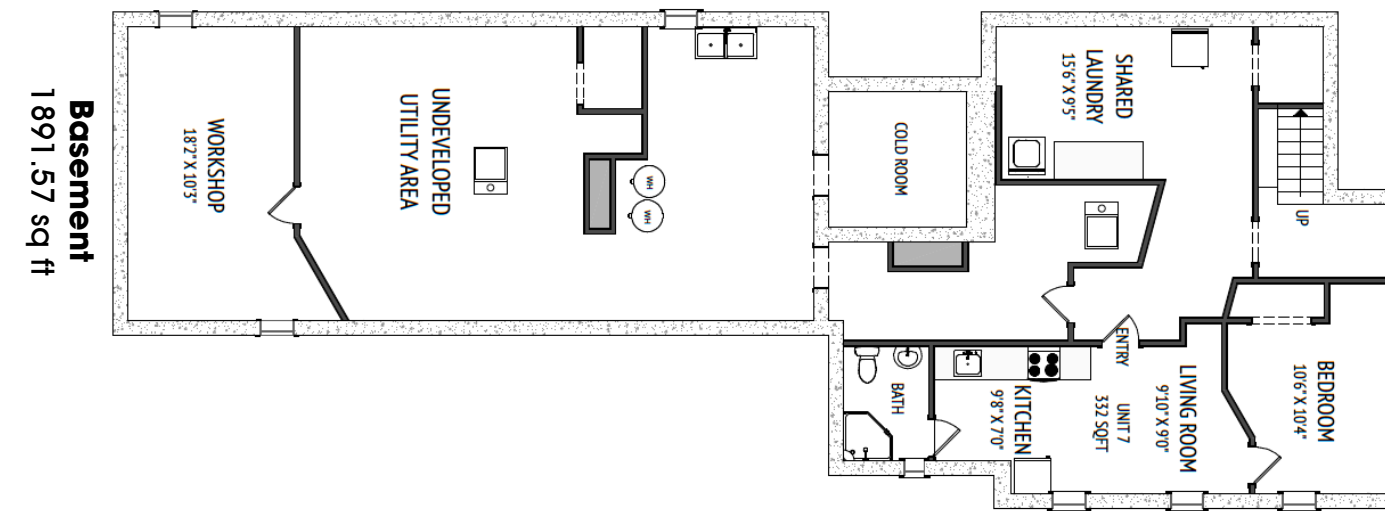


**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
RESPONSIBLY OWNED AND OPERATED. BROKER

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

Top 1% Nationally



## 131 15 Ave SE - Revenue & Projected Revenue

					Projected		Potential
Unit 1: *	\$950.00	x 12	=	\$11,400.00	\$1,300.00	x12	\$15,600.00
Unit 2:	\$750.00	x 12	=	\$9,000.00	\$1,300.00	x12	\$15,600.00
Unit 3:**	\$450.00	x 12	=	\$5,400.00	\$1,300.00	x12	\$15,600.00
Unit 4:	\$950.00	x 12	=	\$11,400.00	\$1,300.00	x12	\$15,600.00
Unit 5:	\$875.00	x 12	=	\$10,500.00	\$1,300.00	x12	\$15,600.00
Unit 6:	\$800.00	x 12	=	\$9,600.00	\$1,300.00	x12	\$15,600.00
Unit 7:	\$1,050.00	x 12	=	\$12,600.00	\$1,300.00	x12	\$15,600.00
Unit 8:	\$800.00	x 12	=	\$9,600.00	\$1,300.00	x12	\$15,600.00

\* Vacant  
\*\* Discounted

**Actual Monthly Total: \$6,625.00**      **Potential Monthly Total: \$10,400.00**  
**Actual Yearly Total: \$79,500.00**      **Potential Yearly Total: \$124,800.00**

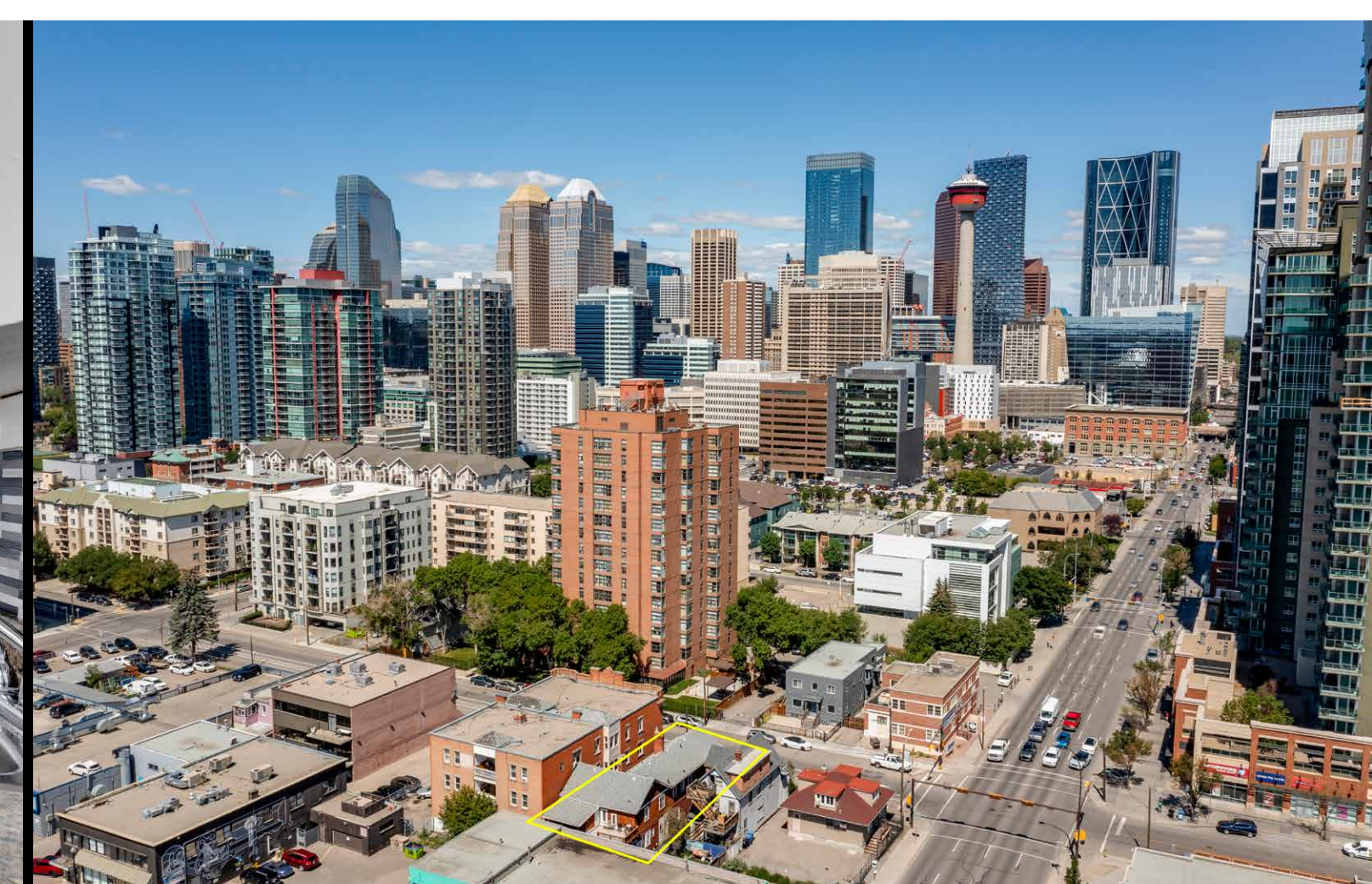
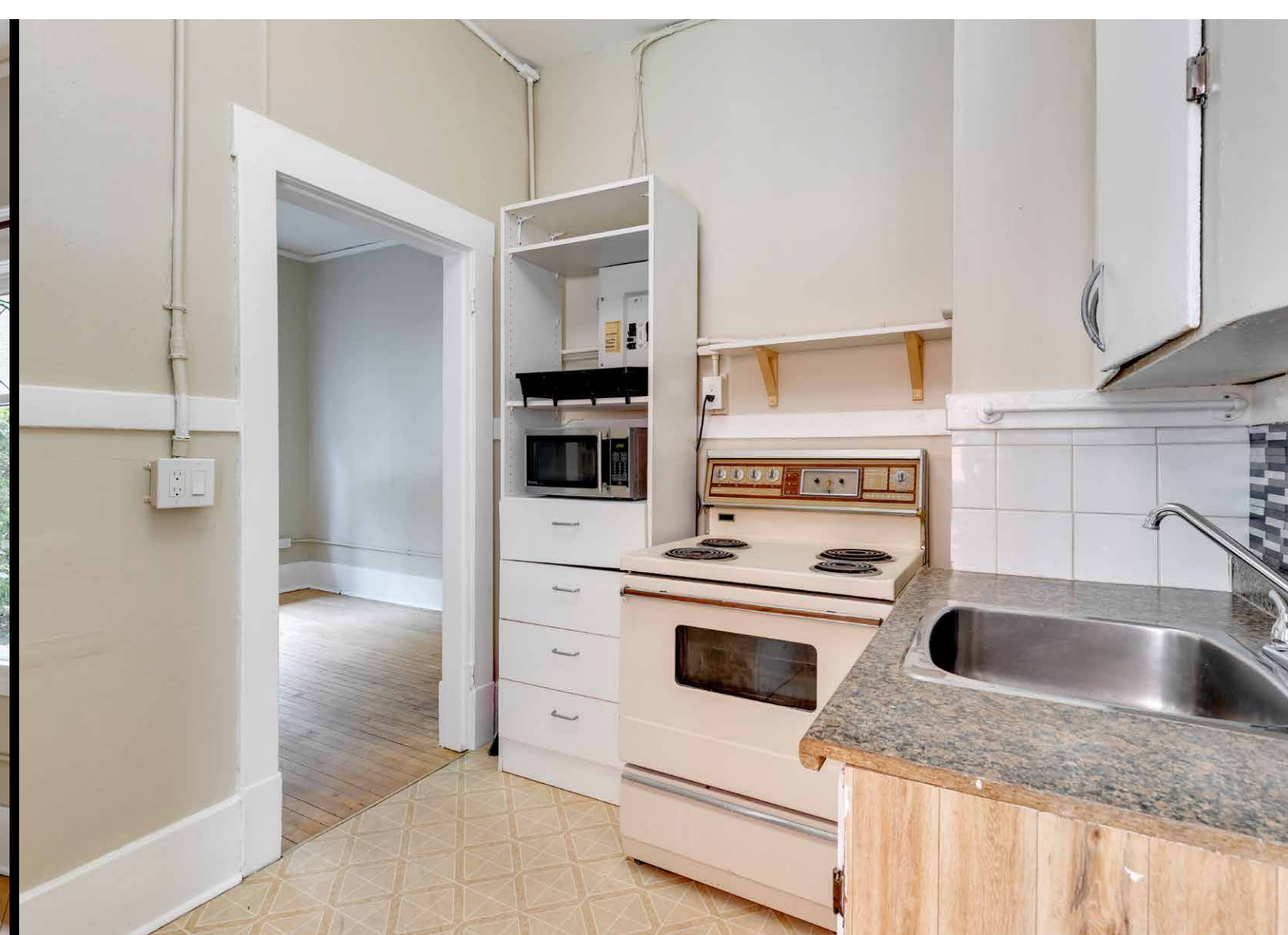
Net Laundry Income: \$1,000 per annum

### Approximate Expenses\*

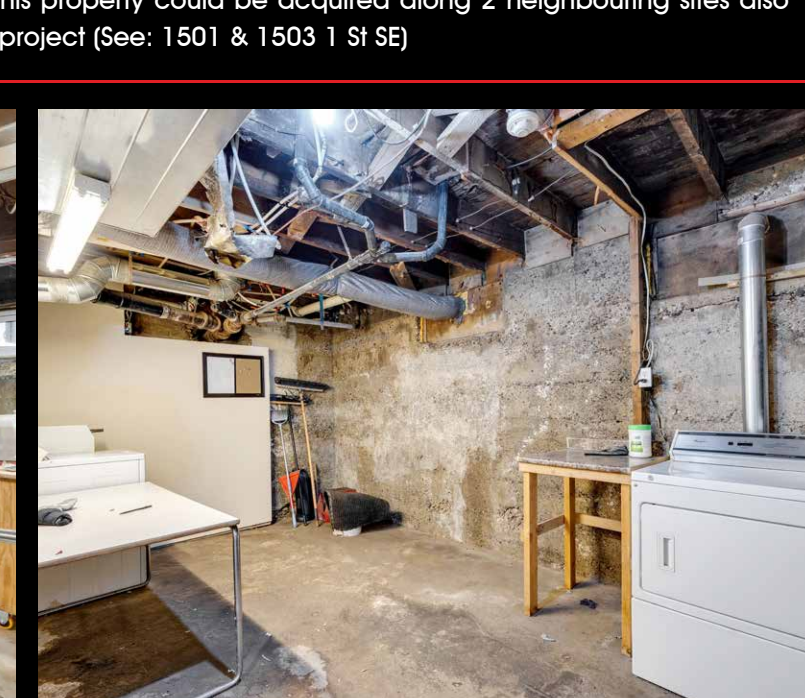
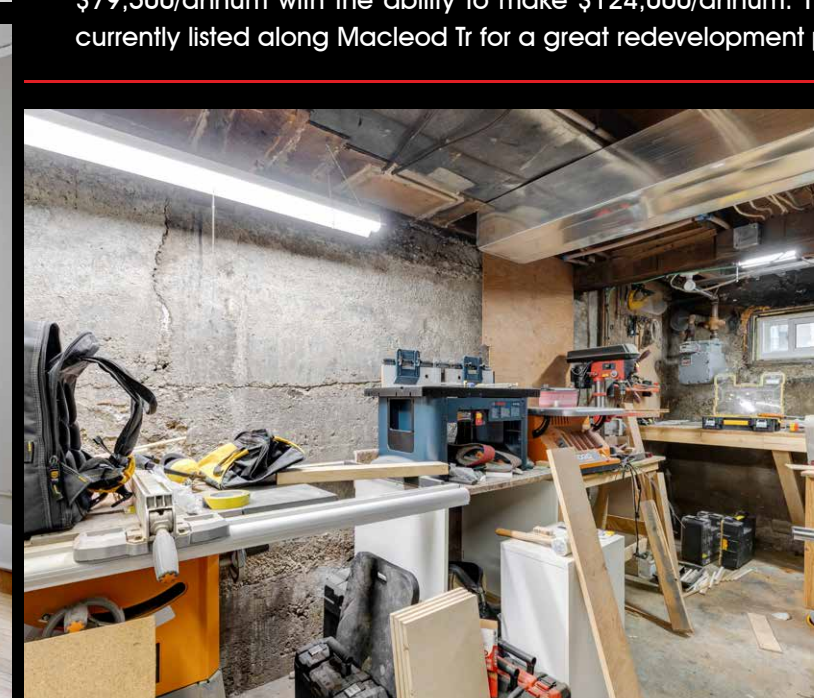
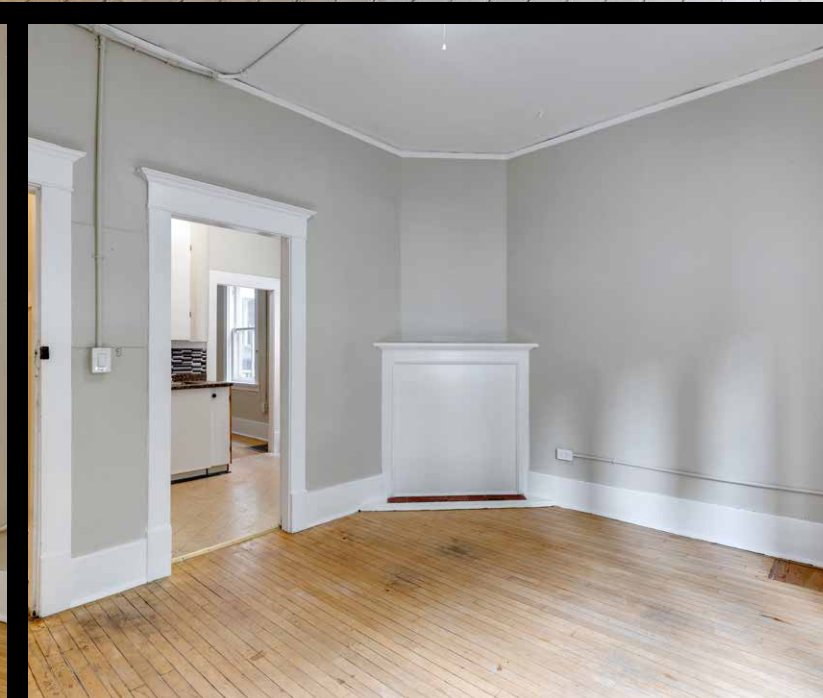
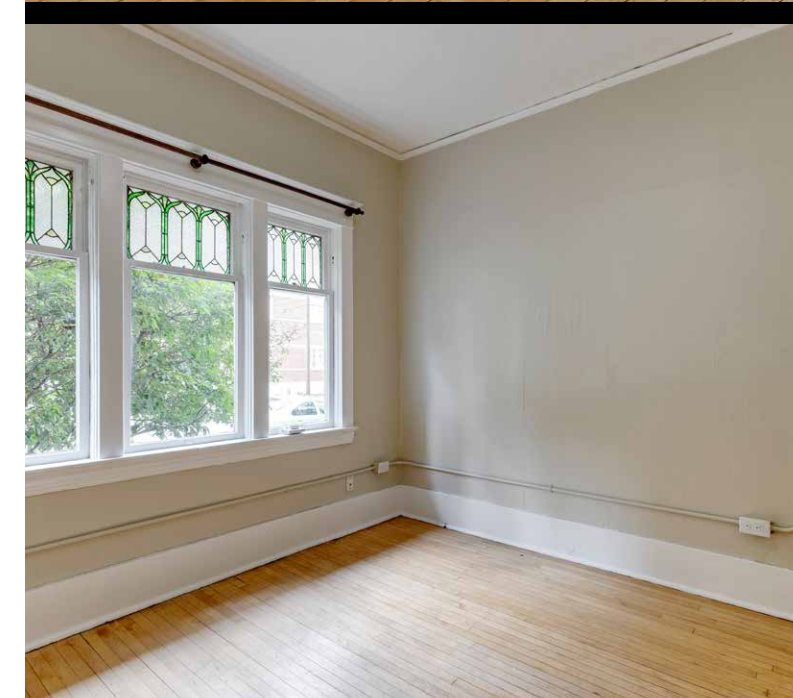
Insurance	\$5,436.00 ÷ 12 =	\$453.00
Taxes	\$7,229.00 ÷ 12 =	\$602.42
Utilities	\$11,082.00 ÷ 12 =	\$923.50

\*\*Yard Work & Snow maintained by resident caretaker for reduced rent





Fantastic Investment Opportunity! Well maintained 8 Unit building located in the heart of Calgary's Cultural & Entertainment District. 8 - 1 Bedroom Units benefit from a fire suppression system and onsite caretaker. Your future tenants won't need to worry about needing a vehicle, this property offers easy access to transit, walking distance to amenities and Downtown. Steps to the Victoria Park / Stampede C-Train station. Zoned CC-X makes this the perfect development property. Property currently makes \$79,500/annum with the ability to make \$124,000/annum. This property could be acquired along 2 neighbouring sites also currently listed along Macleod Tr for a great redevelopment project (See: 1501 & 1503 1 St SE)



## Chris Zaharko

Phone: 403-874-0424

[www.zaharko.com](http://www.zaharko.com)

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

MLS:	A2072681
Year Built:	1912
Subdivision:	Bellline
Type:	Multi Family
Building Type:	Free-Standing
Taxes:	\$7,228.00/2023
Size:	5,562 SqFt

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