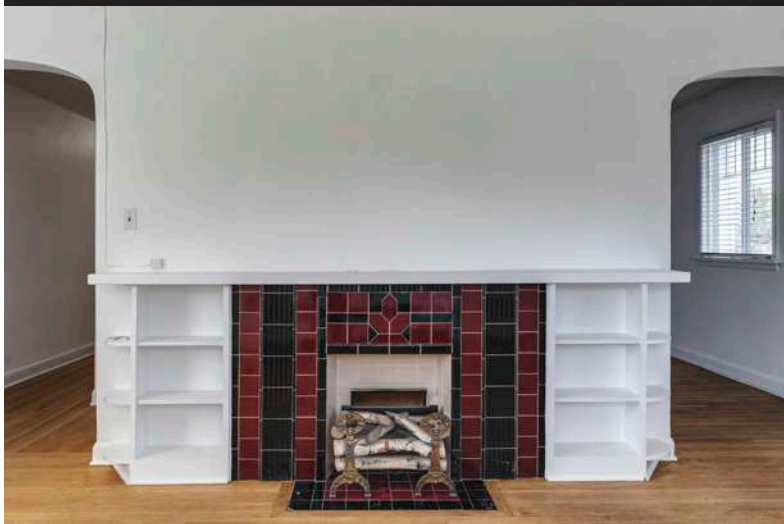
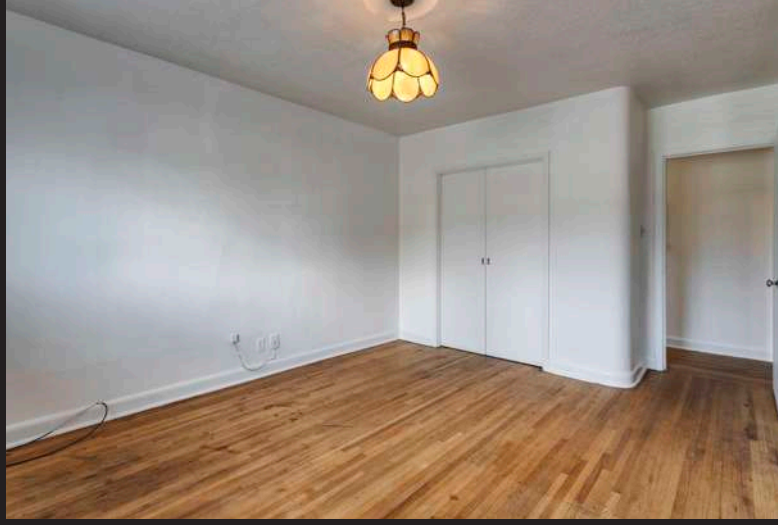


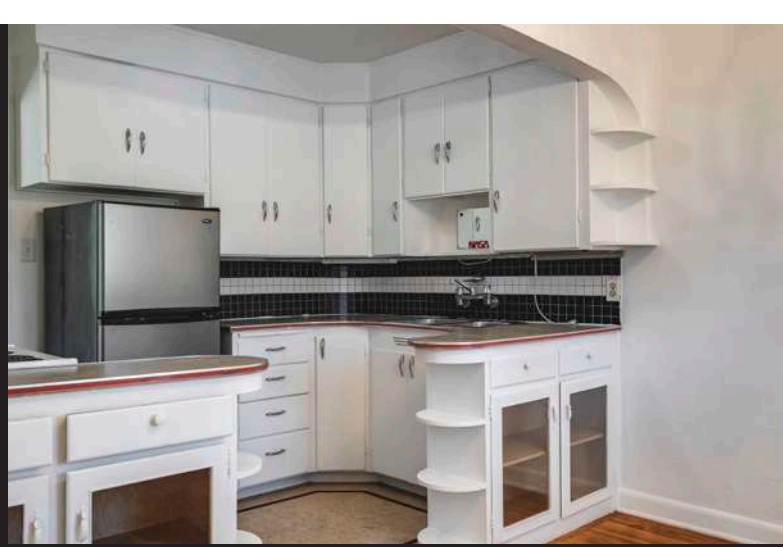
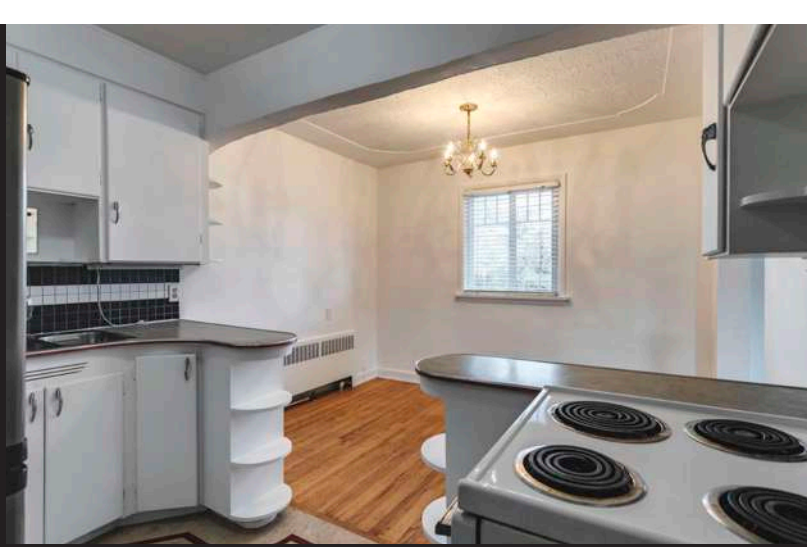
Amazing Revenue Property

1805 16 STREET SW



Fantastic Investment Opportunity! Solid 20 unit walk-up located in Bankview. Comprised of 11 x 1 bedroom units, 7 x 2 bedroom units and 2 bachelor suites. While updated, these units maintain their original 1950's charm. Common area includes shared coin laundry. Back lane access to 4 garage and 4 carport parking spaces. Located on the corner of 17th Ave SW and 18 St SW. 120' x 112' zoned MR0201. Steps to transit, all the amenities and restaurants of 17th Ave SW. Walk or bike to the Core. Perfect for young professionals and students.





MLS: A1146865
 Year Built: 1952
 Subdivision: Bankview
 Building Type: Condo Complex,
 Low Rise (2-4 stories)
 Zoning: M-C2
 Construct Type: Stucco

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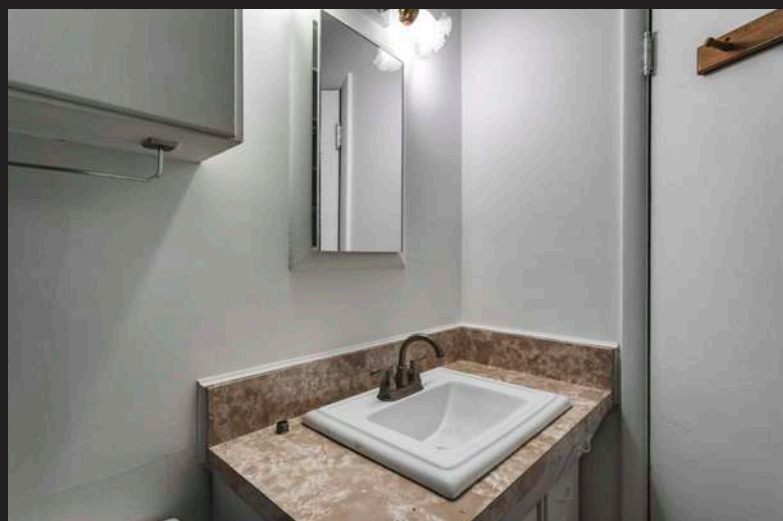
Major Repairs & Updates

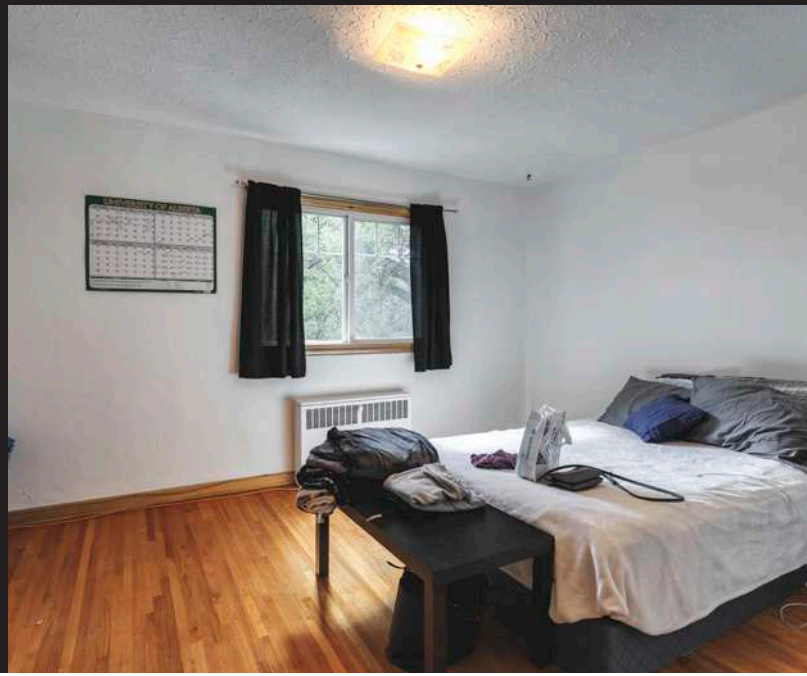
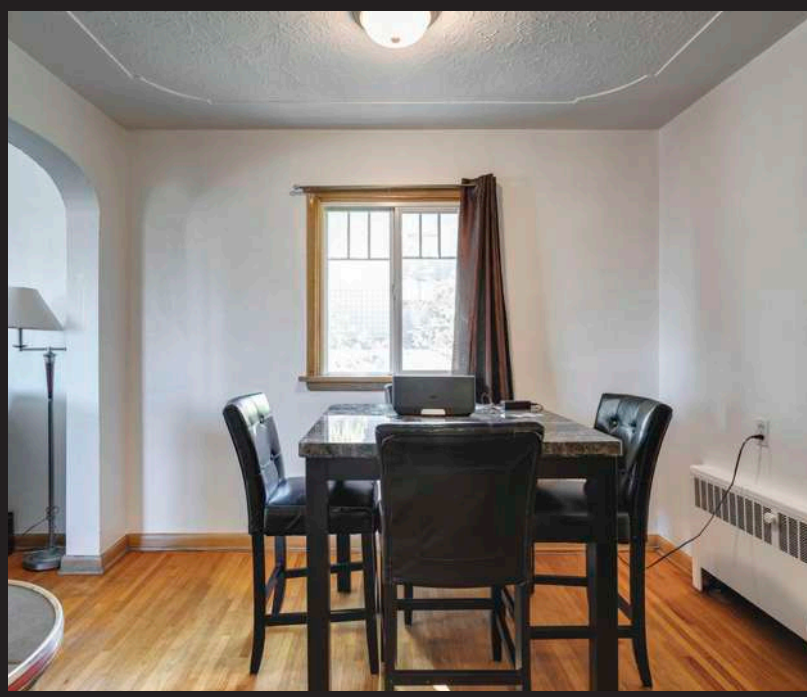
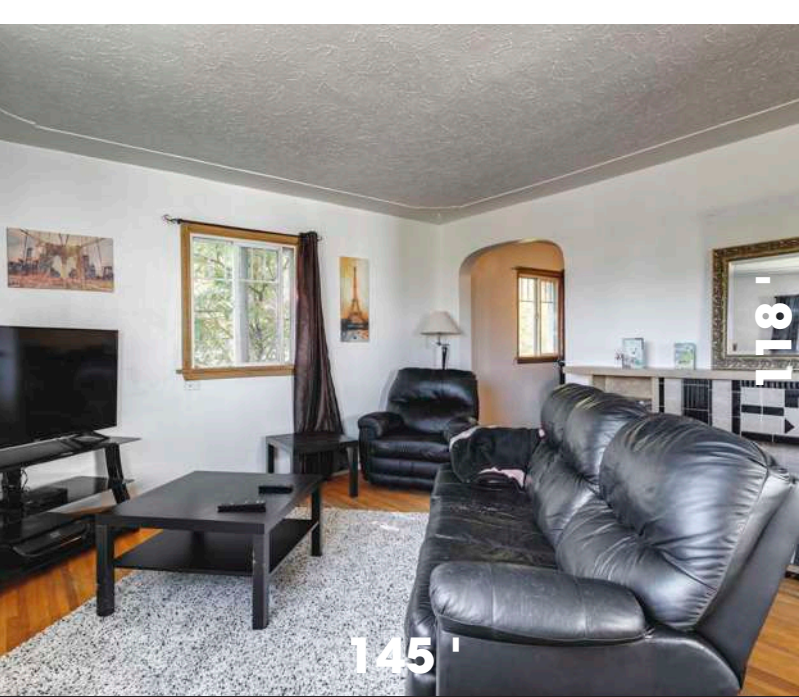
New Boiler – 2018 \$47,000

New Roof - 2017 \$67,000

Main Building, Garage and Carport

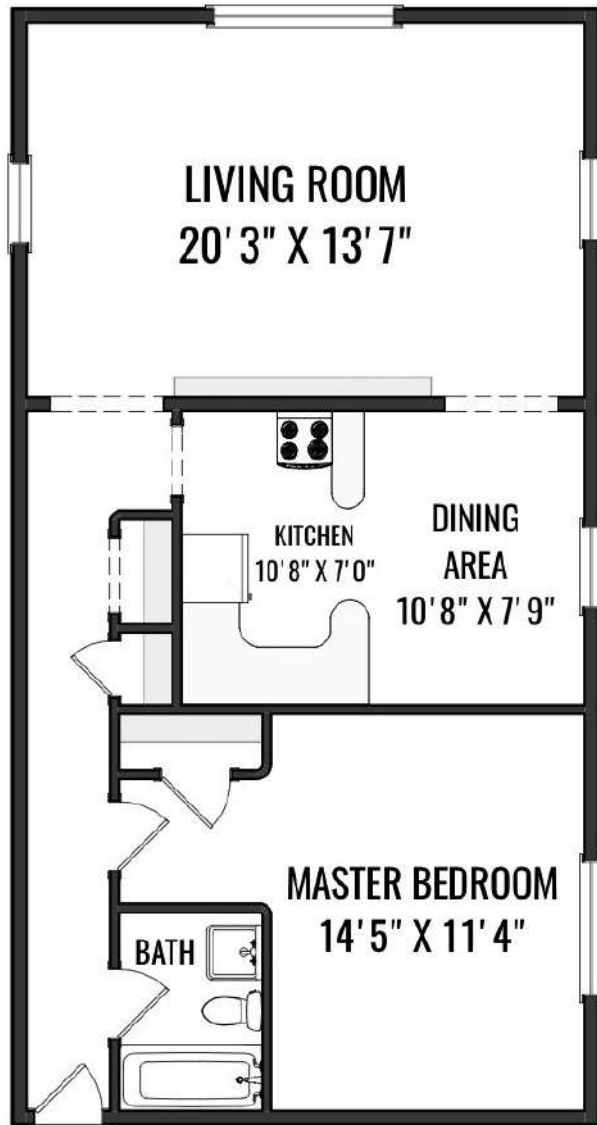
New Windows & Doors (90+) - 2012 \$70,000



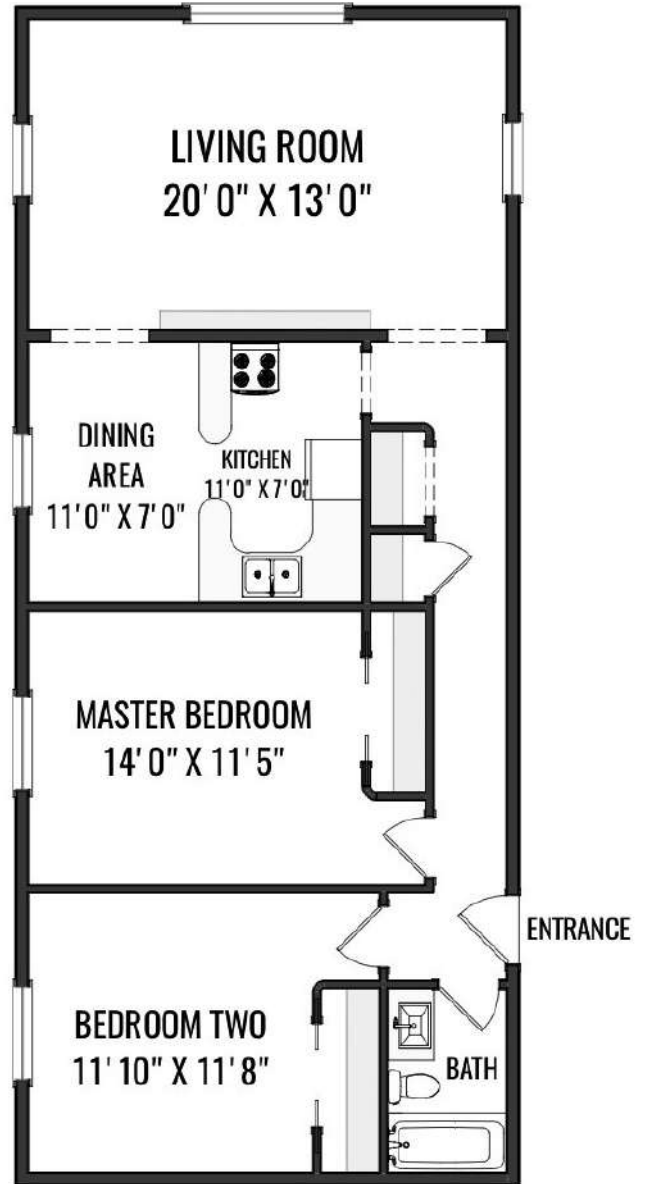




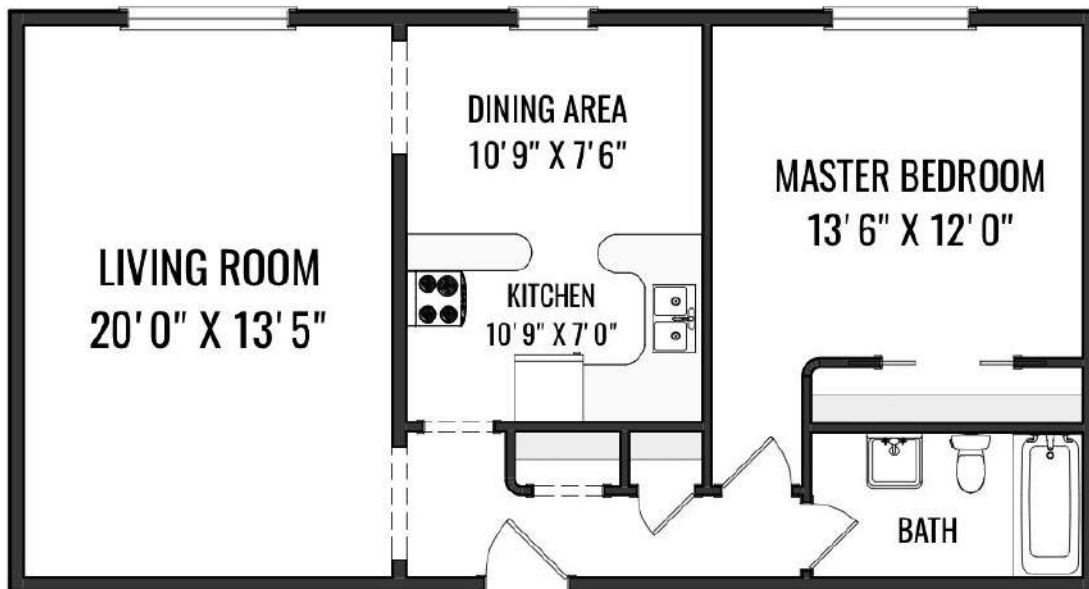
Unit 10 - 801.56 SQFT

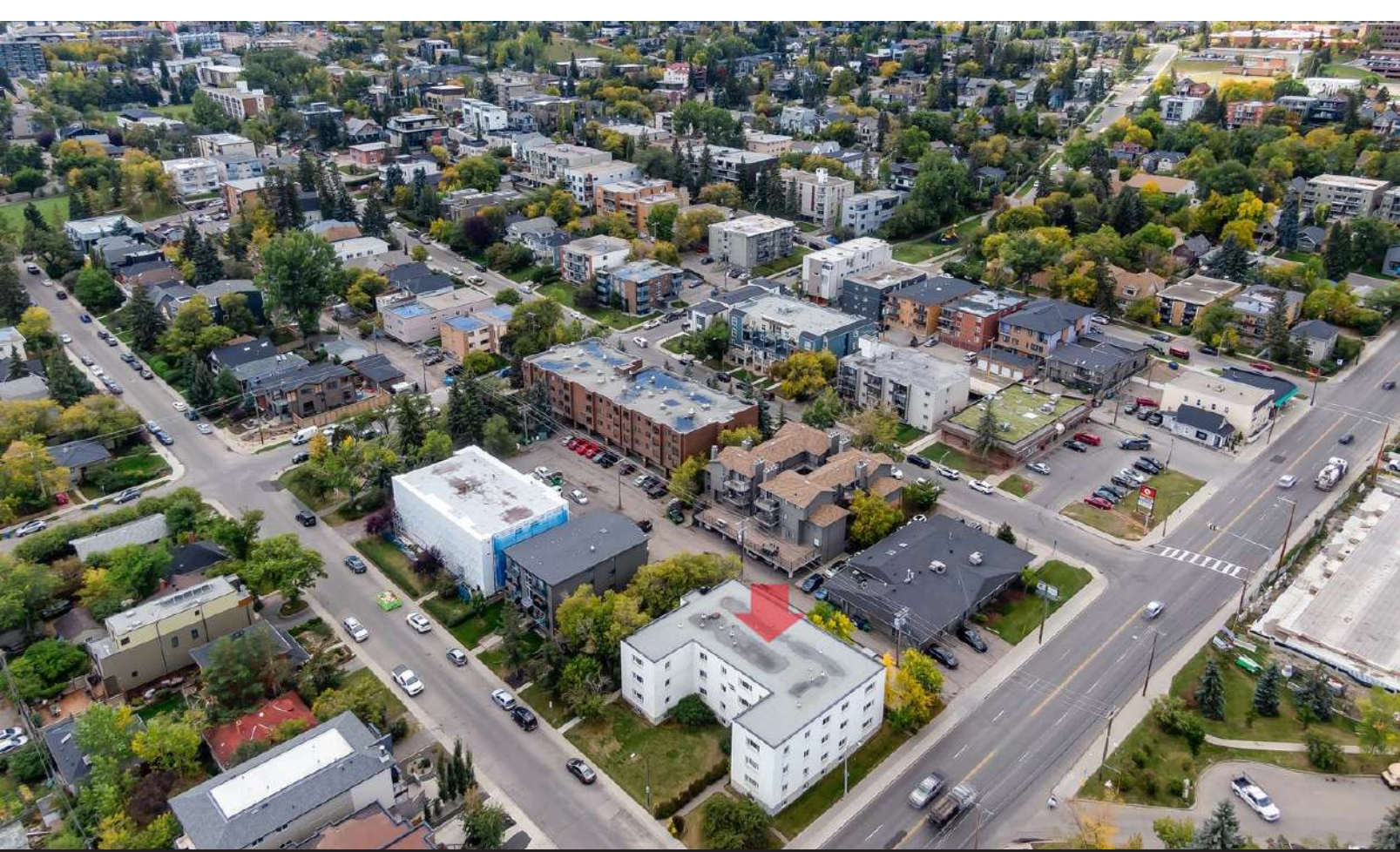


Unit 1 - 959.32 SQFT



Unit 14 - 774.88 SQFT





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Chris Zaharko
Associate

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1805 16 STREET SW

1805 16 St SW - Rent Roll as at November 2022

	Door #	Style		Status*	Increase	Potential
UNIT 1:	1	2 Bed	\$1,200.00 x 12 =	\$14,400.00 M-M	\$1,495.00 x12 =	\$17,940.00
UNIT 2:	2	2 Bed	\$1,000.00 x 12 =	\$12,000.00 M-M	\$1,495.00 x12 =	\$17,940.00
UNIT 3:	3	1 Bed	\$975.00 x 12 =	\$11,700.00 Lease	\$1,300.00 x12 =	\$15,600.00
UNIT 4:	4	1 Bed	\$460.00 x 12 =	\$5,520.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 5:	5	1 Bed	\$930.00 x 12 =	\$11,160.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 6:	6	2 Bed	\$1,400.00 x 12 =	\$16,800.00 M-M	\$1,495.00 x12 =	\$17,940.00
UNIT 7:	7	2 Bed	\$1,200.00 x 12 =	\$14,400.00 Lease	\$1,495.00 x12 =	\$17,940.00
UNIT 8:	8	1 Bed	\$925.00 x 12 =	\$11,100.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 9:	9	1 Bed	\$1,025.00 x 12 =	\$12,300.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 10:	10	1 Bed	\$1,200.00 x 12 =	\$14,400.00 Lease	\$1,300.00 x12 =	\$15,600.00
UNIT 11:	11	2 Bed	\$1,100.00 x 12 =	\$13,200.00 M-M	\$1,495.00 x12 =	\$17,940.00
UNIT 12:	12	2 Bed	\$1,150.00 x 12 =	\$13,800.00 M-M	\$1,495.00 x12 =	\$17,940.00
UNIT 13:	14	1 Bed	\$1,000.00 x 12 =	\$12,000.00 Lease	\$1,300.00 x12 =	\$15,600.00
UNIT 14:	15	1 Bed	\$1,100.00 x 12 =	\$13,200.00 Lease	\$1,300.00 x12 =	\$15,600.00
UNIT 15:	16	1 Bed	\$940.00 x 12 =	\$11,280.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 16:	17	2 Bed	\$1,350.00 x 12 =	\$16,200.00 M-M	\$1,495.00 x12 =	\$17,940.00
UNIT 17:	18	1 Bed	\$890.00 x 12 =	\$10,680.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 18:	19	1 Bed	\$825.00 x 12 =	\$9,900.00 M-M	\$1,300.00 x12 =	\$15,600.00
UNIT 19:	20	Bach	\$725.00 x 12 =	\$8,700.00 M-M	\$945.00 x12 =	\$11,340.00
UNIT 20:	21	Bach	\$725.00 x 12 =	\$8,700.00 Lease	\$945.00 x12 =	\$11,340.00
			Actual Monthly Total:	\$20,120.00	Potential Monthly Total:	\$26,655.00
			Actual Yearly Total:	\$241,440.00	Potential Yearly Total:	\$319,860.00

Garage		Status*			
1	\$100.00 x 12 =	\$1,200.00	M-M	\$150.00 x 12 =	\$1,800.00
2	\$100.00 x 12 =	\$1,200.00	M-M	\$150.00 x 12 =	\$1,800.00
3	\$100.00 x 12 =	\$1,200.00	M-M	\$150.00 x 12 =	\$1,800.00
4	\$100.00 x 12 =	\$1,200.00	M-M	\$150.00 x 12 =	\$1,800.00
Actual Monthly Total:		\$400.00		Potential Monthly Total:	\$400.00
Actual Yearly Total:		\$4,800.00		Potential Yearly Total:	\$7,200.00

Carports					
1	\$50.00 x 12 =	\$600.00	M-M	\$100.00 x 12 =	\$1,200.00
2	INC w/ unit 6 x 12 =		M-M	\$100.00 x 12 =	\$1,200.00
3	\$50.00 x 12 =	\$600.00	Lease	\$100.00 x 12 =	\$1,200.00
4	\$50.00 x 12 =	\$600.00	M-M	\$100.00 x 12 =	\$1,200.00
5	\$40.00 x 12 =	\$480.00	M-M	\$100.00 x 12 =	\$1,200.00
Actual Monthly Total:		\$190.00		Potential Monthly Total:	\$190.00
Yearly Total:		\$2,280.00		Potential Yearly Total:	\$6,000.00

Approximate Laundry Revenue (Monthly): \$600 x 12 = \$7200

*: Month to Month (M-M)

Approximate Expenses

Insurance	\$16,600.00 ÷ 12 =	\$1,383.33
Taxes	\$21,592.00 ÷ 12 =	\$1,799.33
Utilities	\$8,834.00 ÷ 12 =	\$736.17
Waste Collection	\$8,500.00 ÷ 12 =	\$708.33

Annual

Total Approx Actual Revenue:	\$252,720.00
Potential Total Revenue:	\$337,260.00