

# Zaharko

*the name synonymous with real estate!*



## Commercial Property

1626 - 12th Avenue S.W.

A Beautiful 11 suiter in desirable Sunalta. Within walking distance to all amenities, shopping, and downtown. The building is STRATA TITLED and has 12 parking stalls. There are three two bedrooms and eight one bedrooms, 9 of which have their own balcony. The two bedroom units have a large eating area in the kitchen with separate dining/ living room, and boast a large in-suite storage room as well as a walk in closet in the master bedroom. There are 3-units/floor with a shared storage room ideal for laundry. Most units have been renovated. This would make an ideal holding property or excellent for a condo conversion. Rental income is low due to the long-term tenants. All tenants are on a month-to-month lease. (\$175k/ Door)

*Top 1% Nationally*



# 1626 - 12th Avenue S.W.

\$ 1,925,000.00 (\$175/ Door)

	Actual			Potential		
Suite #1	\$795	x 12	= \$9,540	\$1000	x 12	= \$12,000
Suite #2	\$1000	x 12	= \$12,000	\$1000	x 12	= \$12,000
Suite #3	\$800	x 12	= \$9,600	\$1000	x 12	= \$12,000
Suite #4	\$770	x 12	= \$9,240	\$1000	x 12	= \$12,000
Suite #5	\$800	x 12	= \$9,600	\$1000	x 12	= \$12,000
Suite #6	\$1200	x 12	= \$14,400	\$1300	x 12	= \$15,600
Suite #7	\$790	x 12	= \$9,480	\$975	x 12	= \$11,700
Suite #8	\$1200	x 12	= \$14,400	\$1300	x 12	= \$15,600
Suite #9	\$795	x 12	= \$9,540	\$975	x 12	= \$11,700
Suite #10	\$825	x 12	= \$9,900	\$975	x 12	= \$11,700
Suite #11	\$1,200	x 12	= \$14,400	\$1300	x 12	= \$15,600
	Total		= \$122,100			\$141,000

Laundry Revenue: \$200/Month x 12 = \$2,400/Year

## EXPENSES

Enmax: \$266/Month x 12 = \$3,192/Year

Direct Energy: \$387/Month x 12 = \$4,644/Year

Taxes \$425/Month x 12 = \$5,100/Year

Actual Revenue: \$122,100 - \$12,936 = \$109,164

Potential Revenue: \$141,000 - \$12,936 = \$128,064

Chris

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