

**BUILDING INFORMATION: 832 4a St NE, Calgary AB**

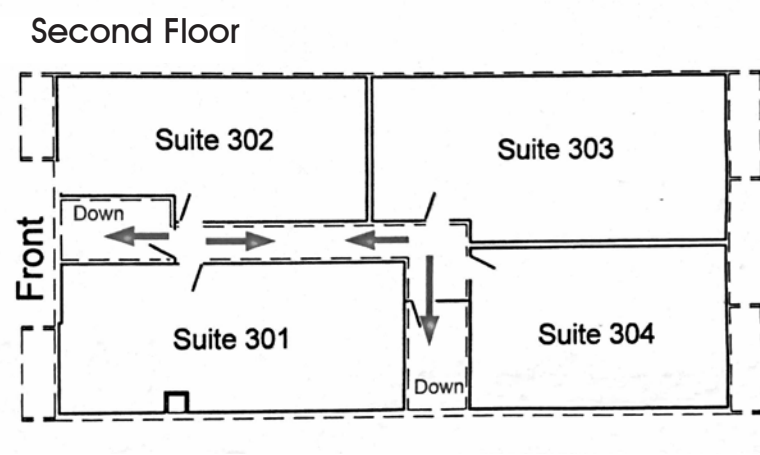
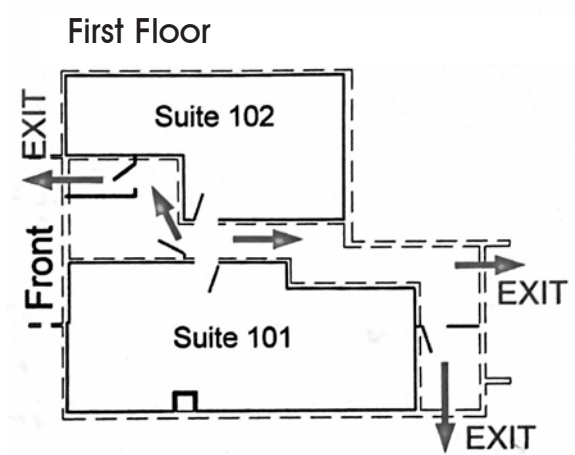
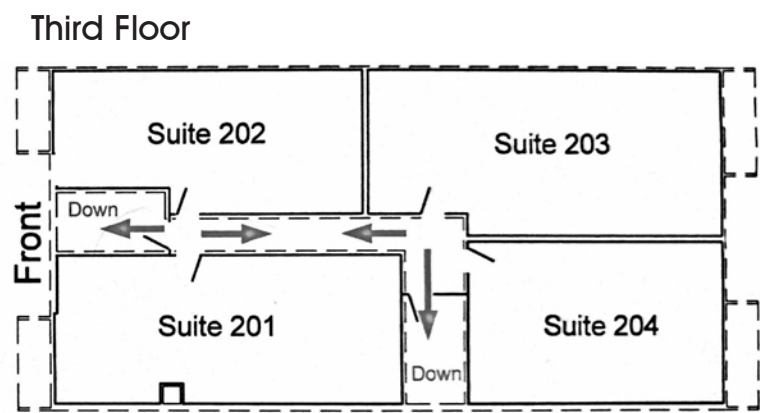
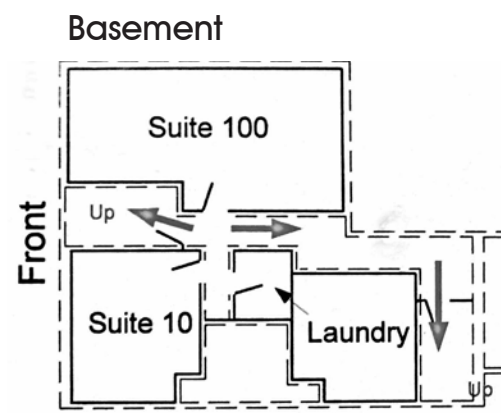
Unit #	Condo Unit	Unit Factor	Appr Size (Sq ft)	Roll#	Ref#	2021		Actual		2021	
						Assessed Value	Monthly Rent	# Rooms	Property Tax	LINC#	
10	2	733	299	201123916	0713503;2	\$2,250.00	\$650.00	1	\$16.66		0032533474
11	1	649	519	201123908	0713503;1	\$134,500.00	\$850.00	1	\$995.47		0032533466
101	4	874	699	201123932	0713503;4	\$180,000.00	\$950.00	2	\$1,332.23		0032533490
102	3	595	476	201123924	0713503;3	\$131,000.00	\$800.00	1	\$969.58		0032533482
201	8	952	752	201123973	0713503;8	\$215,000.00	\$1,300.00	2	\$1,591.29		0032533532
202	5	768	614	201123940	0713503;5	\$165,000.00	\$1,050.00	1	\$1,221.22		0032533508
203	6	1073	858	201123957	0713503;6	\$219,500.00	\$1,225.00	2	\$1,624.59		0032533516
204	7	785	628	201123965	0713503;7	\$168,000.00	\$1,100.00	1	\$1,243.42		0032533524
301	12	951	760	201125119	0713503;12	\$202,000.00	\$950.00	2	\$1,495.06		0032533573
302	9	764	611	201123981	0713503;9	\$167,500.00	\$1,000.00	1	\$1,239.72		0032533540
303	10	1073	858	201123999	0713503;10	\$224,500.00	\$1,275.00	2	\$1,661.59		0032533558
304	11	783	625	201124005	0713503;11	\$171,000.00	\$950.00	1	\$1,265.63		0032533565
<b>Total</b>		<b>10000</b>	<b>7699</b>			<b>\$1,980,250.00</b>	<b>\$12,100.00</b>		<b>\$14,656.46</b>		

Property Manager: East View Real Estate - Rabinder Gill 587-777-7777



# Welcome Home to

## 832 4A STREET NE



### Chris Zaharko

Phone: 403-874-0424  
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MLS: A1131126  
Year Built: 1978  
Subdivision: Renfrew  
Type: Low Rise (2-4 stories)  
Taxes: \$14,656/2021  
# Floors: 3



**Chris Zaharko**  
Associate



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

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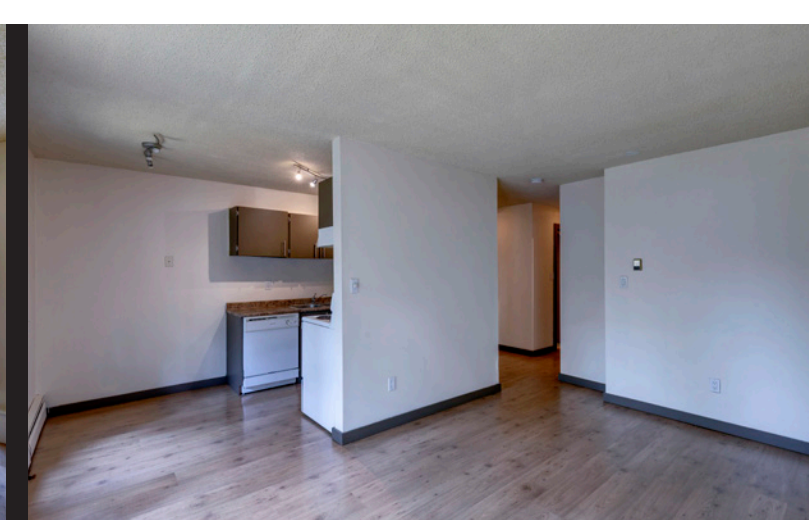
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Fantastic Investment Opportunity! Well maintained 12 unit revenue property located in Renfrew. The building is comprised of 1 x Bachelor/Manager Suite, 6 x 1 Bedroom and 5 x 2 bedroom Units. Combination of in-suite and shared laundry. Brand new TPO Roof July 2021. New boiler in 2015. All units are under separate title. Close to Parks & Schools. Steps to the amenities and restaurants of Edmonton Trail and the #5 bus into Downtown. If fully leased, property could potentially gross \$140,400 per year.

*All units have been renovated, including common areas. Also the parking lot was paved last year.*

