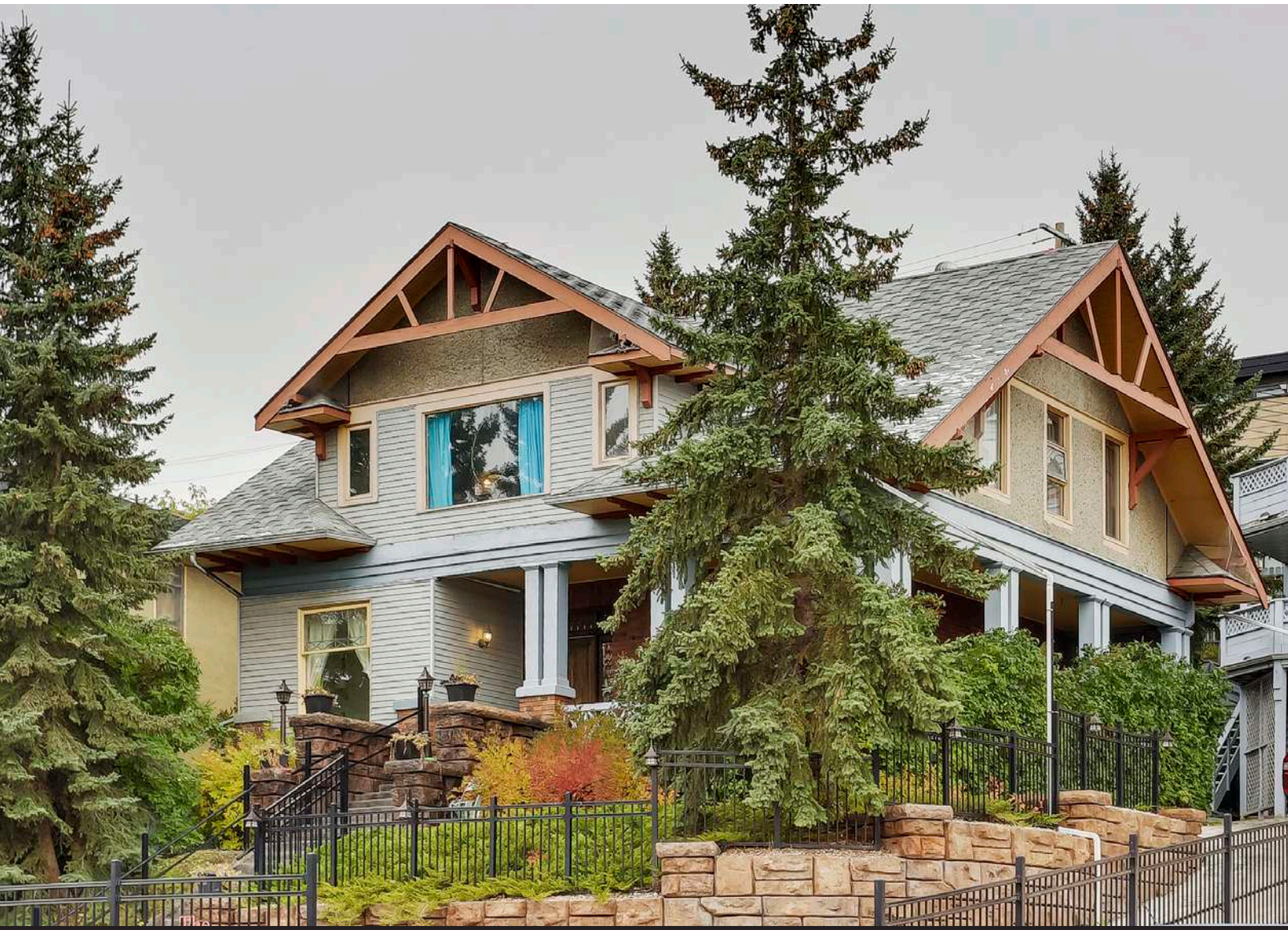
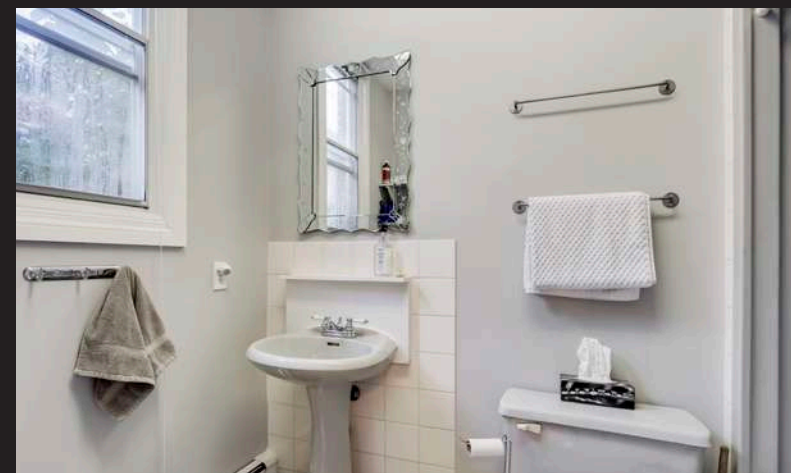
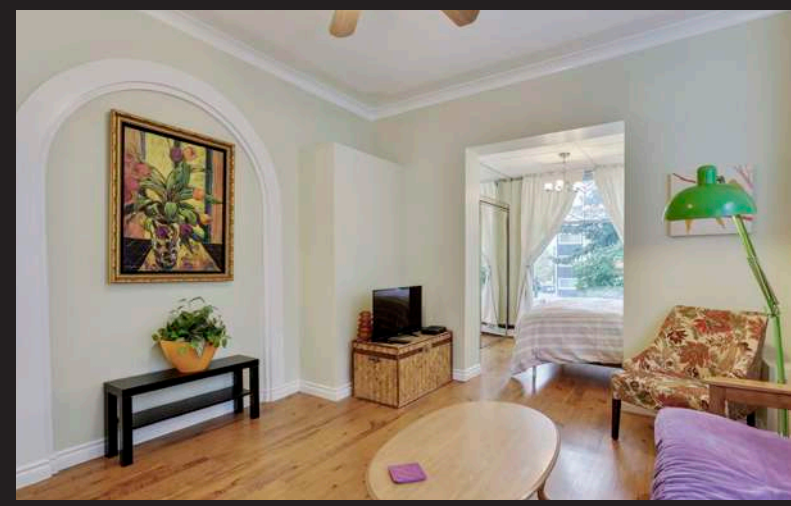
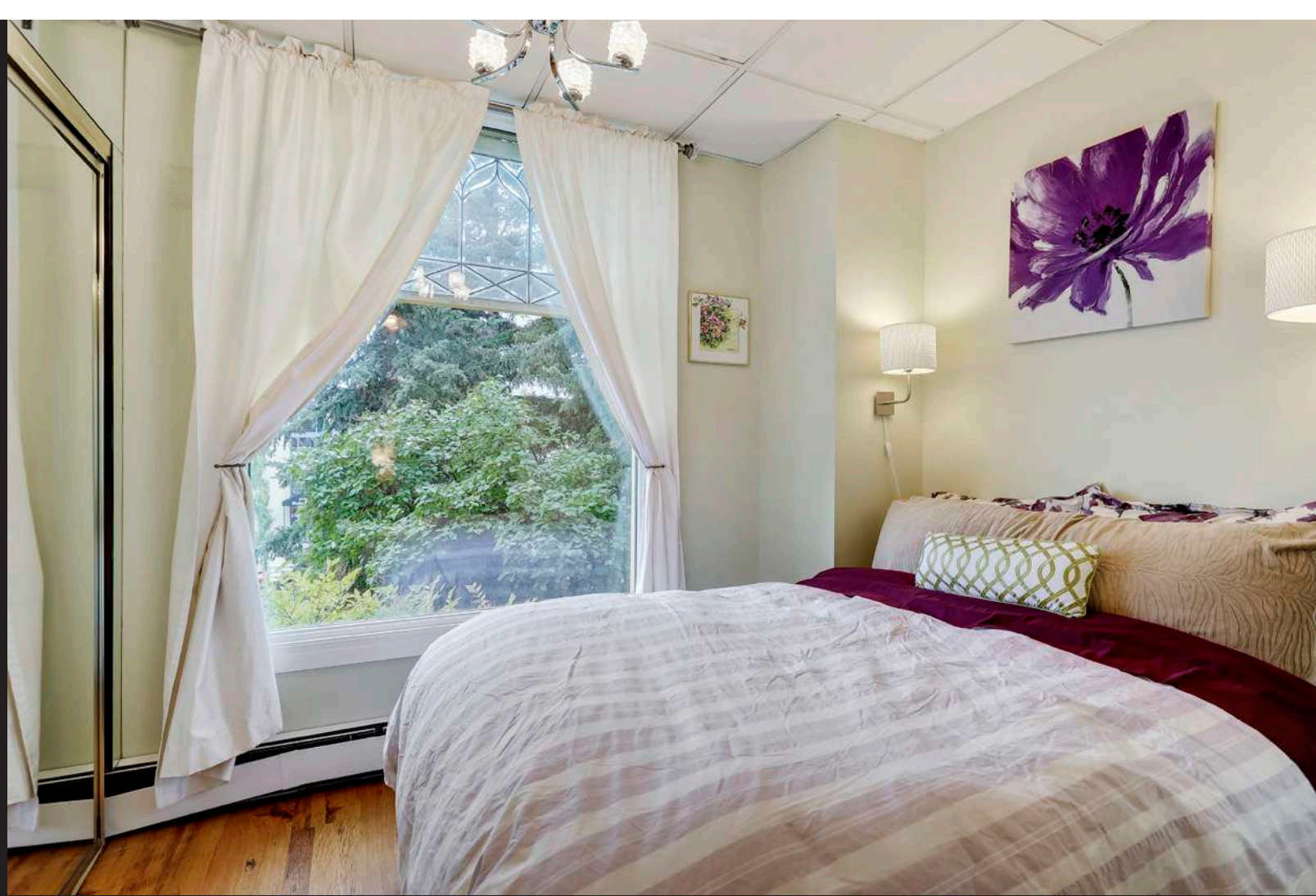


# *Fantastic Investment Opportunity*

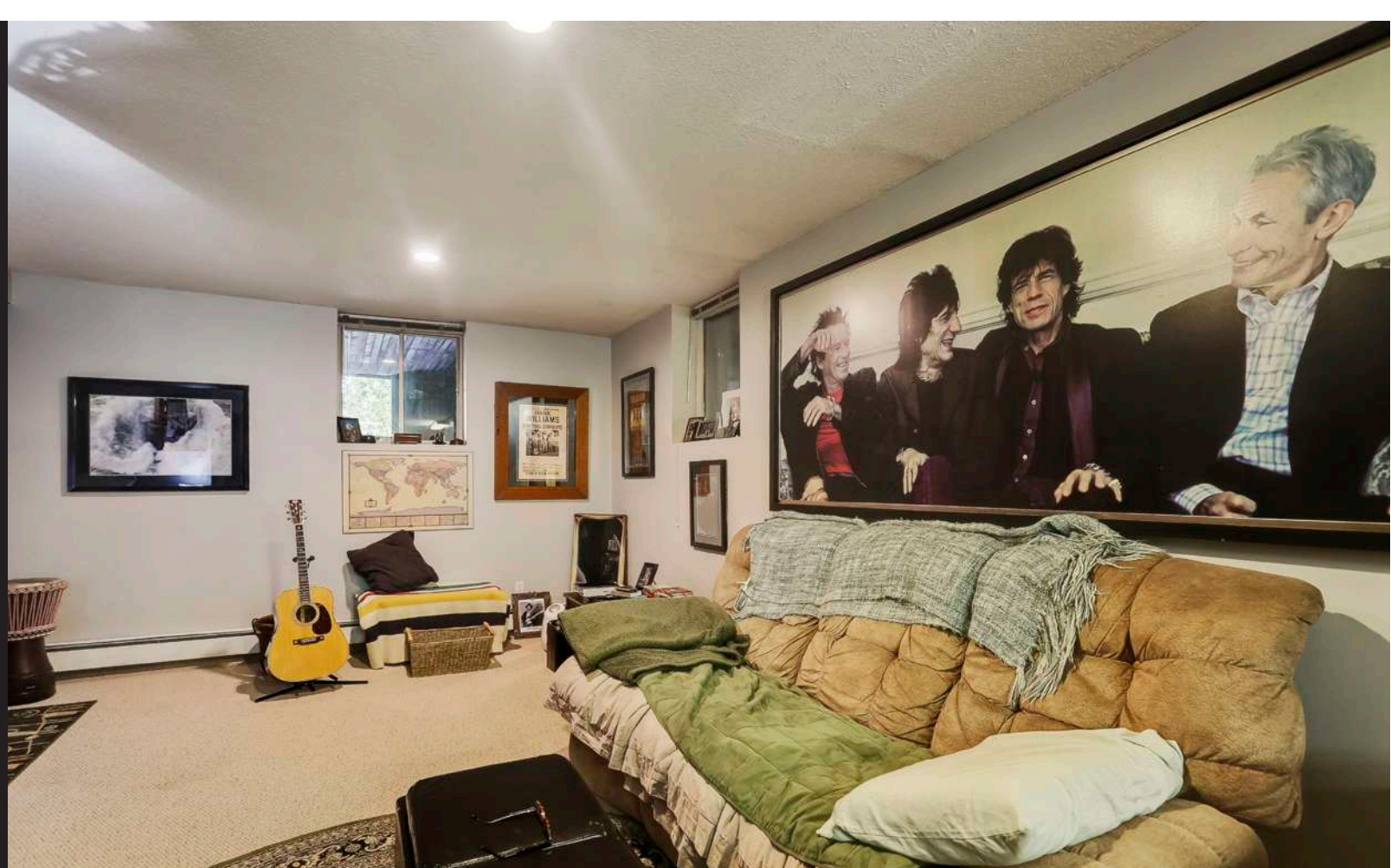
2211 16A Street SW

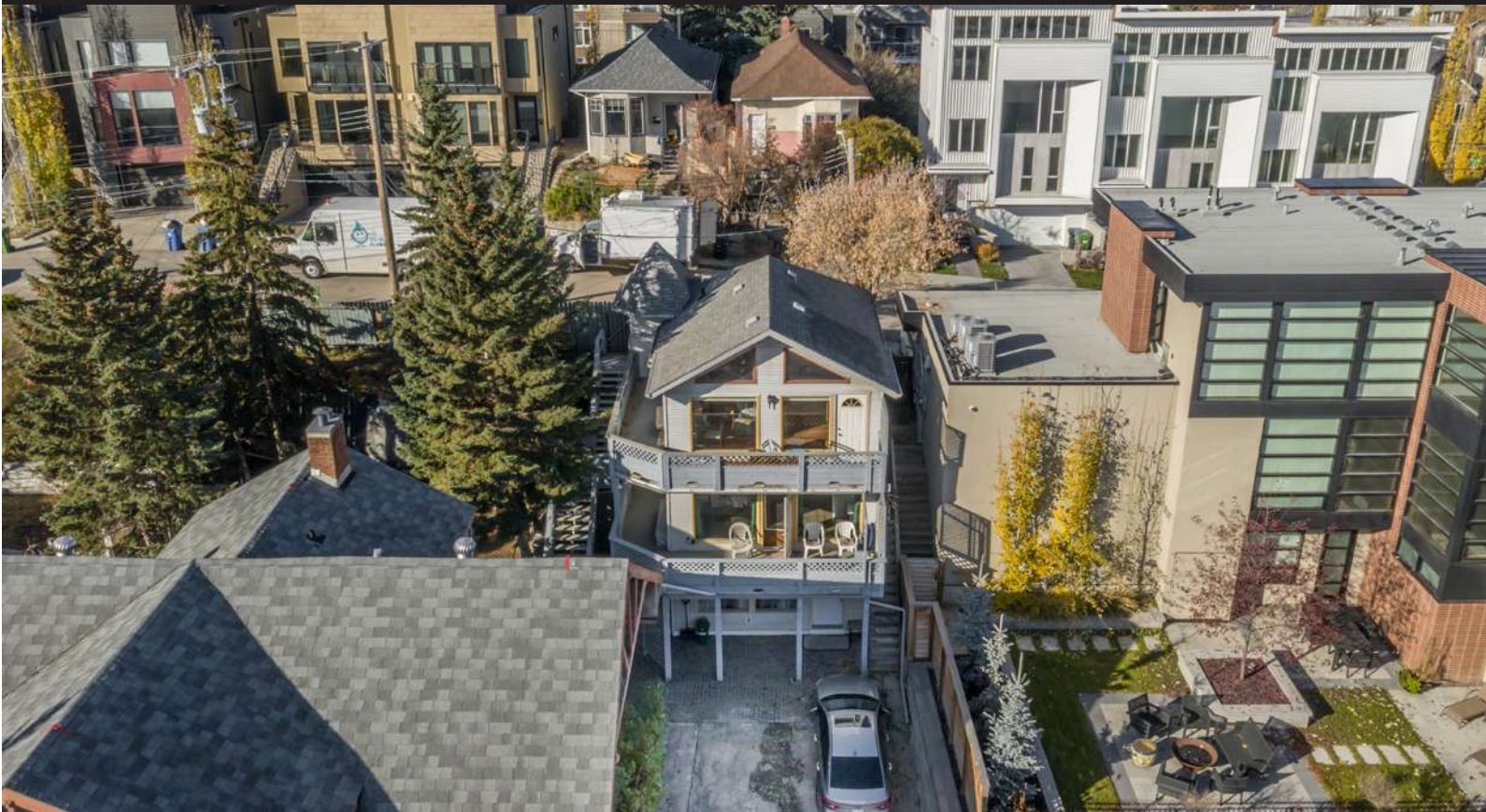


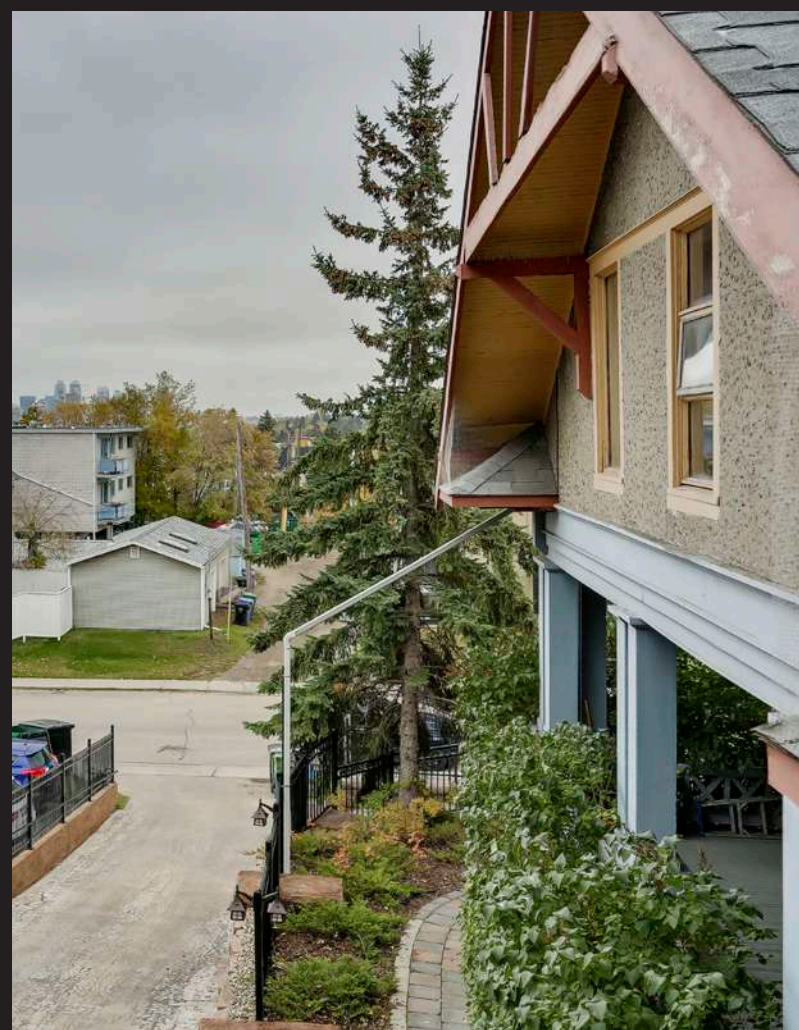
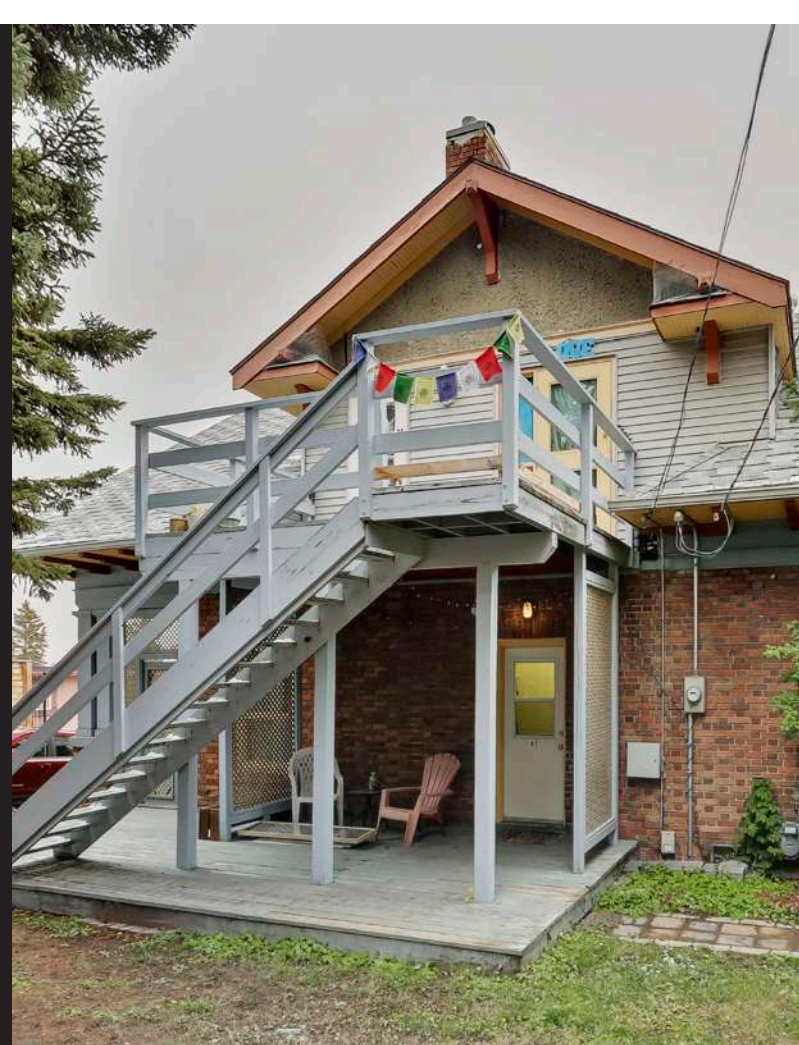














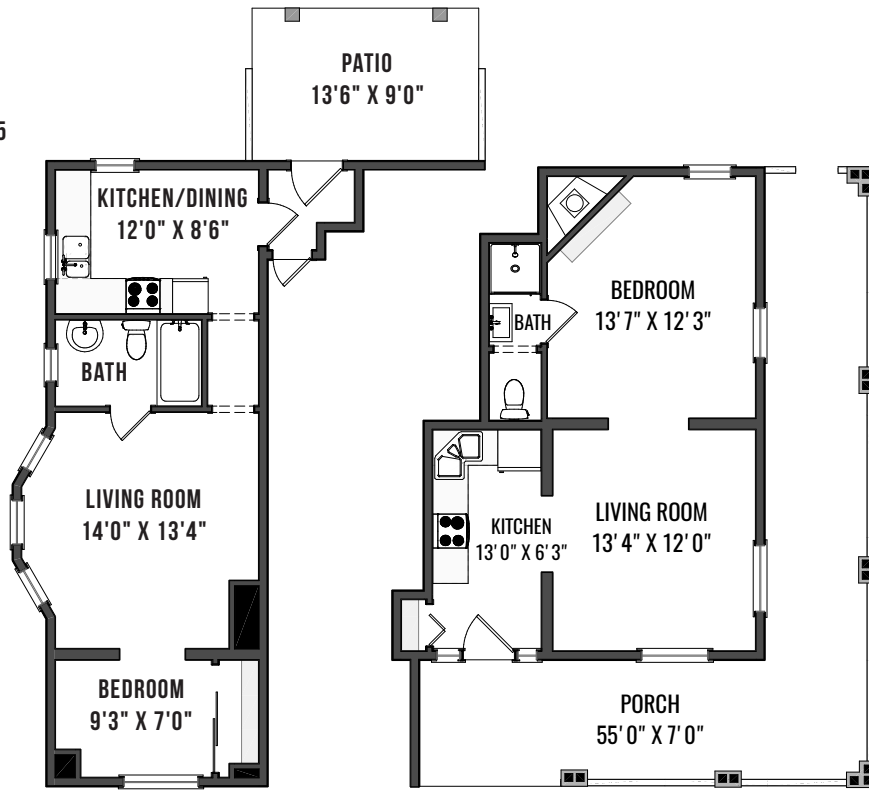


MAIN HOUSE

MAIN FLOOR

M5

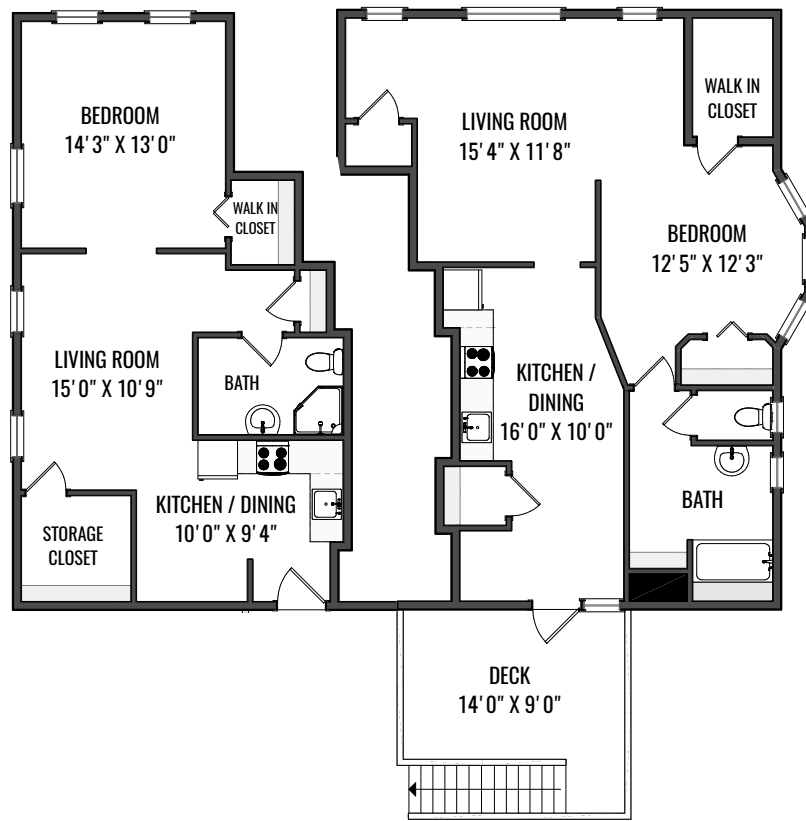
M1



SECOND FLOOR

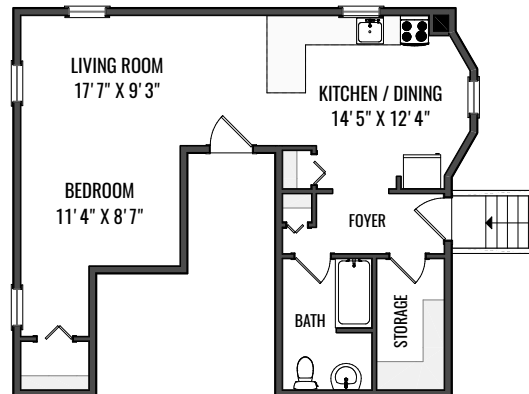
M4

M3



BASEMENT

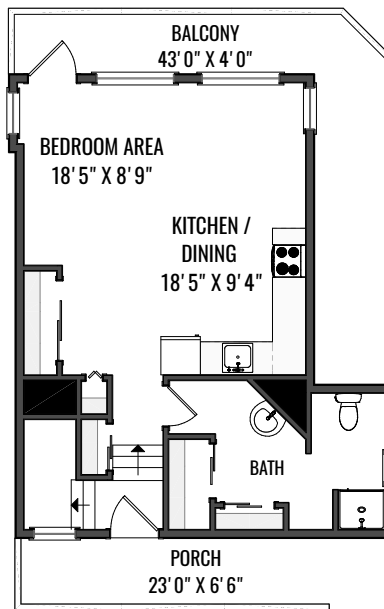
M2



# CARRIAGE HOUSE

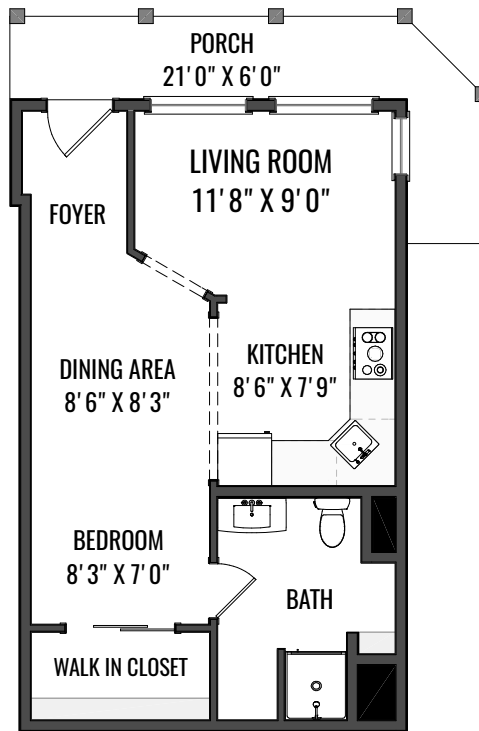
## 3RD FLOOR

C3



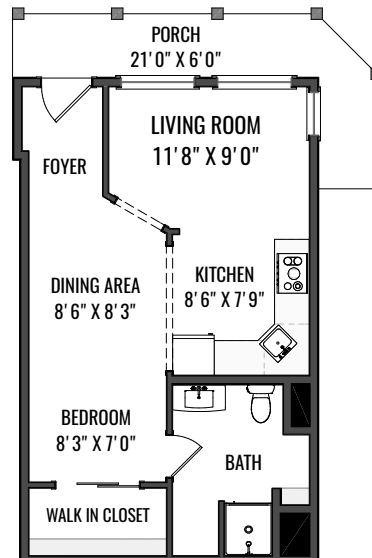
## 2ND FLOOR

C2



## MAIN FLOOR

C1



## 2211 16A St SW Landscaping Updates

### RETAINING WALLS

- Installed new REDI-Rock LedgeStone walls
- Installed fence (metal posts & plexi glass) behind wall as specified

### PAVING STONES

- Installed new pavers
- In front of lower wall, on parking area, and up driveway
- Along old paths adjacent to the house

### LIGHTING

- Installed lighting on fence overlooking parking and along upper paths
- Installed "rope" lighting on wooden stairs in the back.

### FRONT STAIRS

- Replaced stairs with Redi-Rock

### TOP BRICK PORCH

- Re-pointed and stabilized entrance to main floor.

## 2211 16A St SW Improvements

### 2017 M5 & C1

- Painted throughout

### C1

- New flooring throughout

### COACH HOUSE

- New eavestroughs
- Painted C3

### M3

- Painted throughout
- New Kitchen
  - Cupboards (Ikea)
  - Range fan
  - Stove
  - Tiles
  - Counters

### 2016 C2

- Painted throughout
- New Kitchen
  - Cupboards (Ikea)
  - Range fan
  - Stove
  - Tiles
  - Counters
- New flooring throughout

### 2015

- Replaced window in M5

### 2011

- Landscaping Updates

### 2010

- New sewer and water line installed from 16A ST



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER



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

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## 2211 16a St SW - Rent Roll as at April 2022

	Door #	Style		Status	Increase	Potential
M1	1	1 Bed	\$950.00 x 12 =	\$11,400.00	M-M	\$1,050.00 x12 = \$12,600.00
M2	2	Studio	\$975.00 x 12 =	\$11,700.00	M-M	\$1,100.00 x12 = \$13,200.00
M3	3	1 Bed	\$1,150.00 x 12 =	\$13,800.00	M-M	\$1,300.00 x12 = \$15,600.00
M4	4	1 Bed	\$1,150.00 x 12 =	\$13,800.00	M-M	\$1,350.00 x12 = \$16,200.00
M5	5	1 Bed	\$1,150.00 x 12 =	\$13,800.00	M-M	\$1,300.00 x12 = \$15,600.00
C1	6	Studio	\$975.00 x 12 =	\$11,700.00	M-M	\$1,200.00 x12 = \$14,400.00
C2	7	Studio	\$975.00 x 12 =	\$11,700.00	M-M	\$1,100.00 x12 = \$13,200.00
C3	8	Studio	\$1,000.00 x 12 =	\$12,000.00	M-M	\$1,200.00 x12 = \$14,400.00
			<b>Actual Monthly Total:</b>	<b>\$8,325.00</b>		<b>Potential Monthly Total:</b> <b>\$9,600.00</b>
			<b>Actual Yearly Total:</b>	<b>\$99,900.00</b>		<b>Potential Yearly Total:</b> <b>\$115,200.00</b>

### Approximate Expenses

Insurance	\$6,932.00 ÷ 12 =	\$577.67
Taxes	\$10,517.66 ÷ 12 =	\$876.47
Utilities	\$17,262.96 ÷ 12 =	\$1,438.58

### Annual

<b>Total Approx Actual Revenue:</b>	<b>\$97,007.28</b>
<b>Potential Total Revenue:</b>	<b>\$112,307.28</b>

## 2211 16A Street SW

Incredible Revenue or Development Opportunity! Built in 1912, 'The Manor' is one of the original homesteads in Bankview. Well maintained and updated, the property offers 8 rental units. The Manor has 5 self-contained units along with the Carriage House that has 3 self-contained units. All units currently have long term tenants. 7 of the units offer unobstructed city views. A central court yard, private balconies, patios, front yard and veranda provide plenty of outdoor private and communal living space. Large 2 level driveway & street parking. Situated walking distance to all amenities including parks, shopping, restaurants and 17th Ave & Downtown. Some recent updates over the years include new boilers in both properties, painting & new flooring throughout, new kitchen cabinets, appliances, and some newer windows throughout. Also, new sewer & water lines installed from 16A St in 2010. This is an ideal holding property, or a great future redevelopment site (75' X 132' M-CGd 72, ideal for development site. ). Purchase separately or invest in the neighbouring property as well! A1203768 - 2215 16a St SW (52'x132' M-CGd 72).



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