

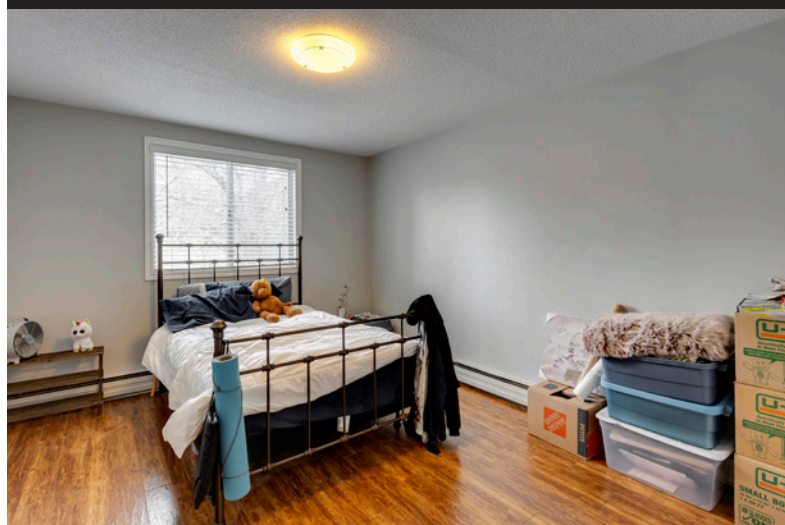
# Welcome Home to

824 18 AVE SW

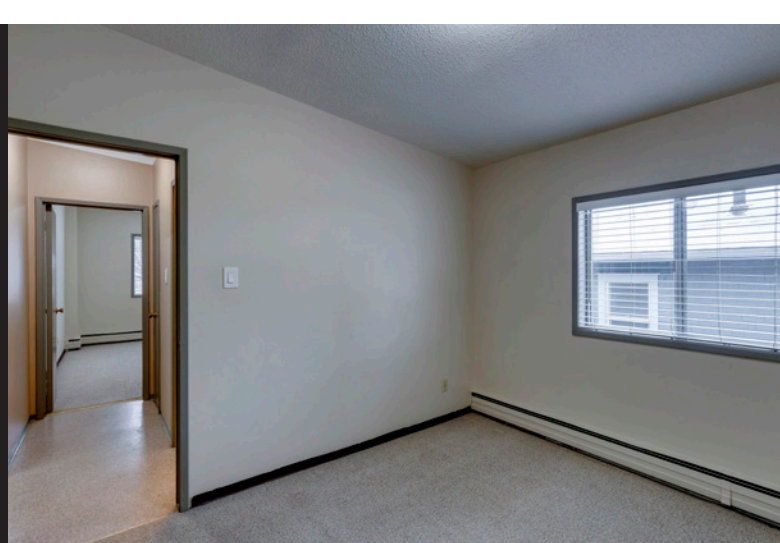
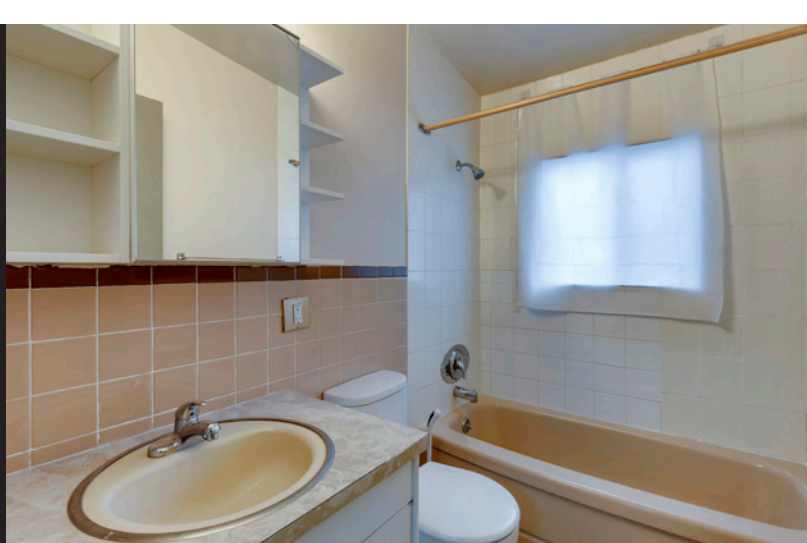


Perfect Lower Mount Royal Revenue Property! This 10 unit concrete building is located steps to 17th Ave SW. Comprised of 6 x 2 Bedroom and 4 x 1 Bedroom units. Each unit has an assigned parking stall, a big plus for tenants who won't have to worry about street parking and each unit has its own hydro meter. The building has been well maintained and has had numerous updates and upgrades. There is a coin-a-matic laundry, adding to monthly revenue. Brand new 100 gallon hot water tank in 2018, new LED light in the common areas in 2019, LED exterior lights installed 2020 & CCTV cameras and alarm installed 2020. Transit stop at the end of the block and walking distance to all the amenities of Mount Royal Village. Take advantage of this great investment opportunity!

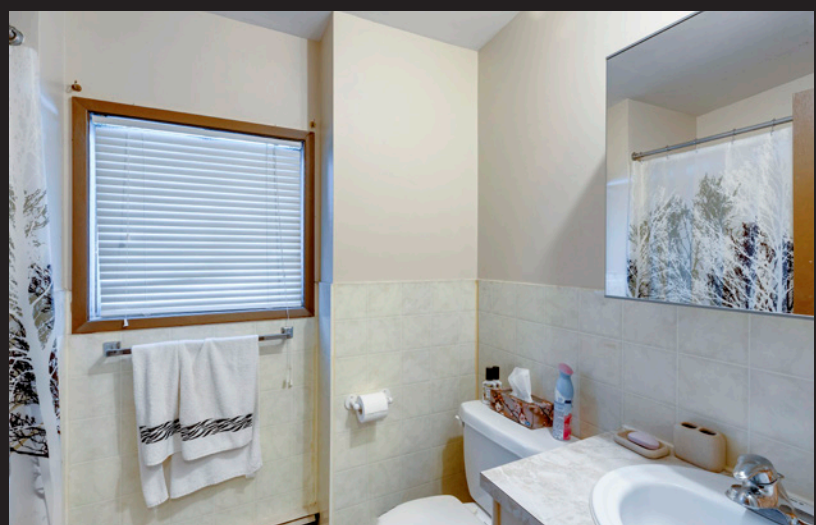
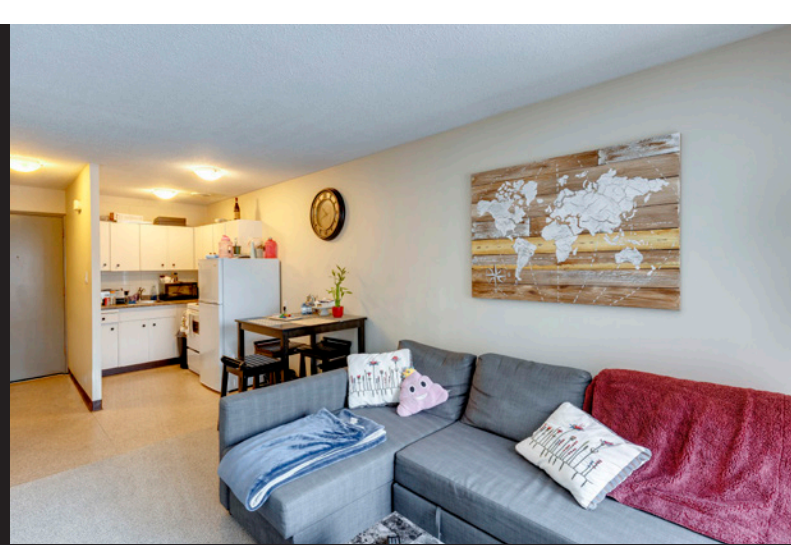




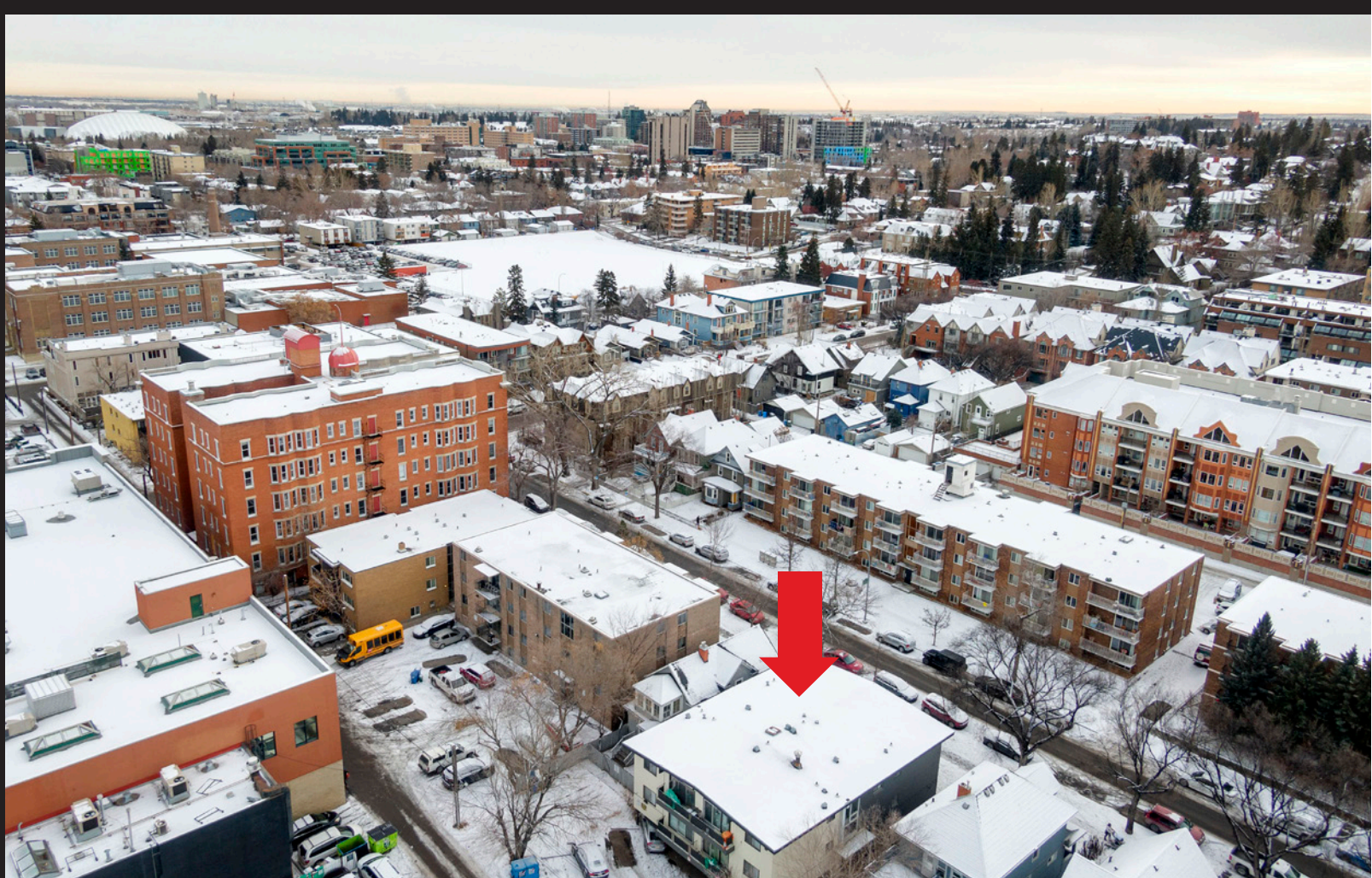














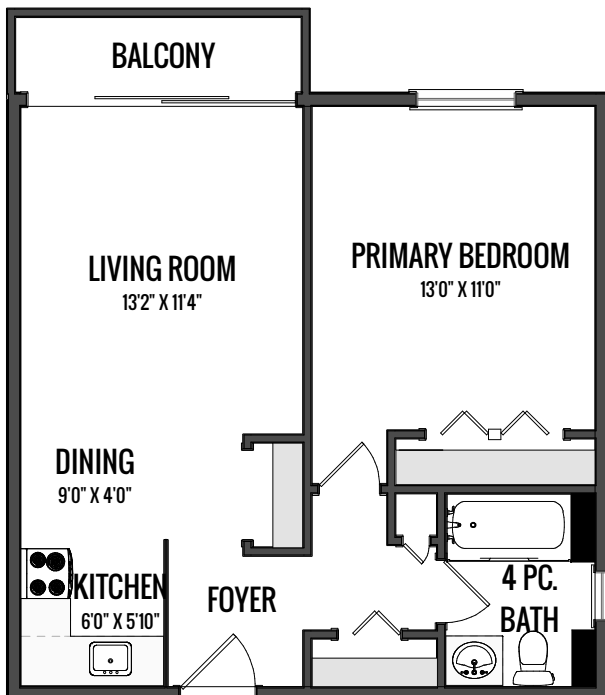
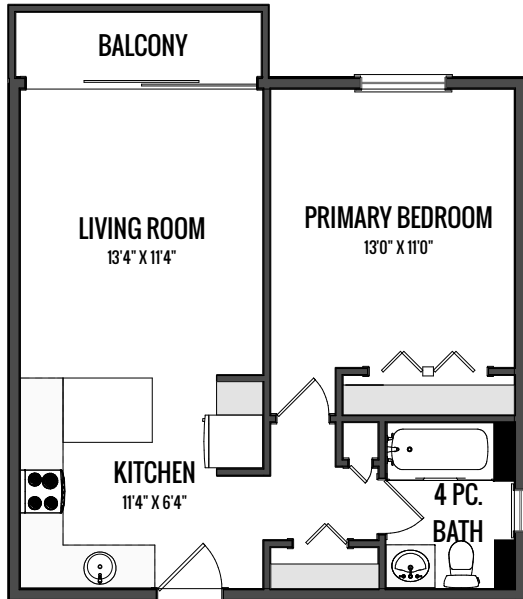
**UNIT 203 -824 18 AVENUE SW**

MAIN - 538.60 Sq.ft. / 50.04 m2

RMS TOTAL -538.60 Sq.ft. / 50.04 m2

CONVENTIONAL CONDOMINIUM

\*RECA RMS MEASUREMENTS TAKEN PAINT TO PAINT



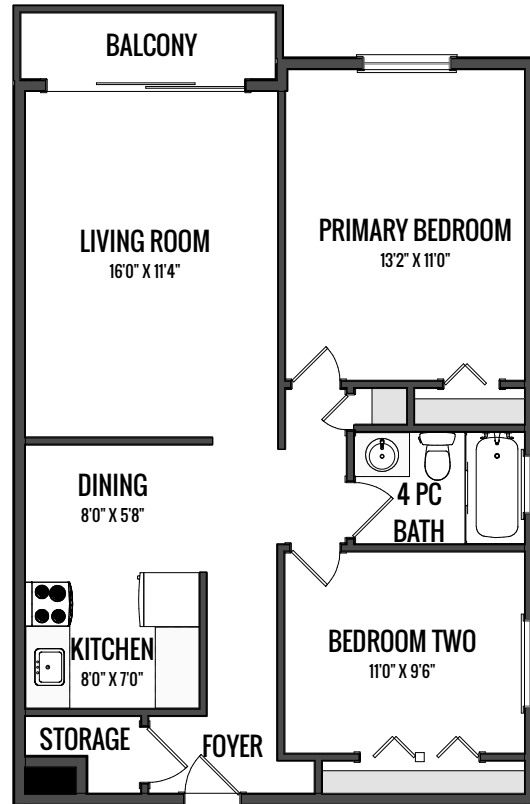
**UNIT 301 -824 18 AVENUE SW**

MAIN - 738.82 Sq.ft. / 68.64 m2

RMS TOTAL -738.82 Sq.ft. / 68.64 m2

CONVENTIONAL CONDOMINIUM

\*RECA RMS MEASUREMENTS TAKEN PAINT TO PAINT



**UNIT 303 -824 18 AVENUE SW**

MAIN - 538.60 Sq.ft. / 50.04 m2

RMS TOTAL -538.60 Sq.ft. / 50.04 m2

CONVENTIONAL CONDOMINIUM

\*RECA RMS MEASUREMENTS TAKEN PAINT TO PAINT

### 824 18 Ave SW - Rent Roll as at December 1, 2021

Unit	Beds				Potential Revenue		
101	2	\$895.00	x 12	=	\$10,740.00	\$1,100.00	x 12 = \$13,200.00
102	2	\$895.00	x 12	=	\$10,740.00	\$1,100.00	x 12 = \$13,200.00
201	2	\$960.00	x 12	=	\$11,520.00	\$1,100.00	x 12 = \$13,200.00
202	2	\$1,010.00	x 12	=	\$12,120.00	\$1,100.00	x 12 = \$13,200.00
301	2	\$950.00	x 12	=	\$11,400.00	\$1,100.00	x 12 = \$13,200.00
302	2	\$995.00	x 12	=	\$11,940.00	\$1,100.00	x 12 = \$13,200.00
203	1	\$995.00	x 12	=	\$11,940.00	\$1,100.00	x 12 = \$13,200.00
204	1	\$775.00	x 12	=	\$9,300.00	\$950.00	x 12 = \$11,400.00
303	1	\$800.00	x 12	=	\$9,600.00	\$950.00	x 12 = \$11,400.00
304	1	\$775.00	x 12	=	\$9,300.00	\$950.00	x 12 = \$11,400.00
Actual Monthly Total*:				\$9,050.00	Potential Monthly Total:	\$10,550.00	
Annual Total:				\$108,600.00	Potential Yearly Total:	\$126,600.00	

Approximate Laundry Revenue (Monthly): \$150.00 x 12 = \$1,800.00/per annum

Approximate Expenses				Annual	
Insurance	\$3,079.00	÷ 12	=	\$256.58	Total Actual Revenue: \$110,400.00
Property Taxes	\$12,969.54	÷ 12	=	\$1,080.80	Potential Total Revenue: \$128,400.00
Utilities	\$15,228.49	÷ 12	=	\$1,269.04	
Cleaning	\$300.00	÷ 12	=	\$25.00	Rental includes \$50 fee for Parking Space
Lawn	\$367.50	÷ 12	=	\$30.63	*Based on 100% Occupancy

## Improvements

- New AO Smith commercial high altitude fast recovery hot water heater [100 gallons], installed in August 2018
- Torch-on roof replaced 18 years ago.
- Weil-McLain boiler replaced 18 years ago. It is serviced regularly by the same plumbing technician for several years now.
- Newer patio doors and small hallway air circulation windows
- Sprouse Fire and Safety for yearly fire equipment/alarms and extinguisher servicing. Last passed inspection was January/2021.
- LED lights were installed in the hallways and common areas in 2019
- LED lights were installed on the exterior of building in 2020
- CCTV security cameras with alarm were installed in 2020

MLS: A1166506

Year Built: 1968

Subdivision: Lower Mount Royal

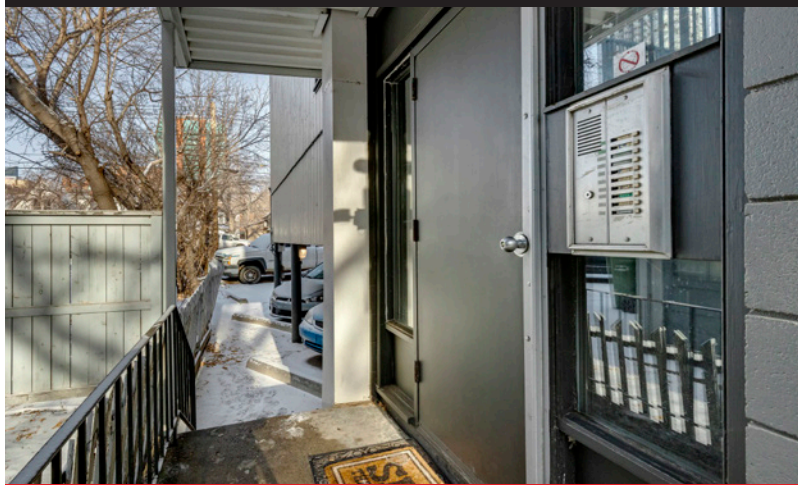
Building Type: Low Rise (2-4 stories)

Zoning: M-C2

Taxes: \$11,776/2021

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Associate

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