

Amazing Revenue Opportunity
1904 12 AVENUE SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER



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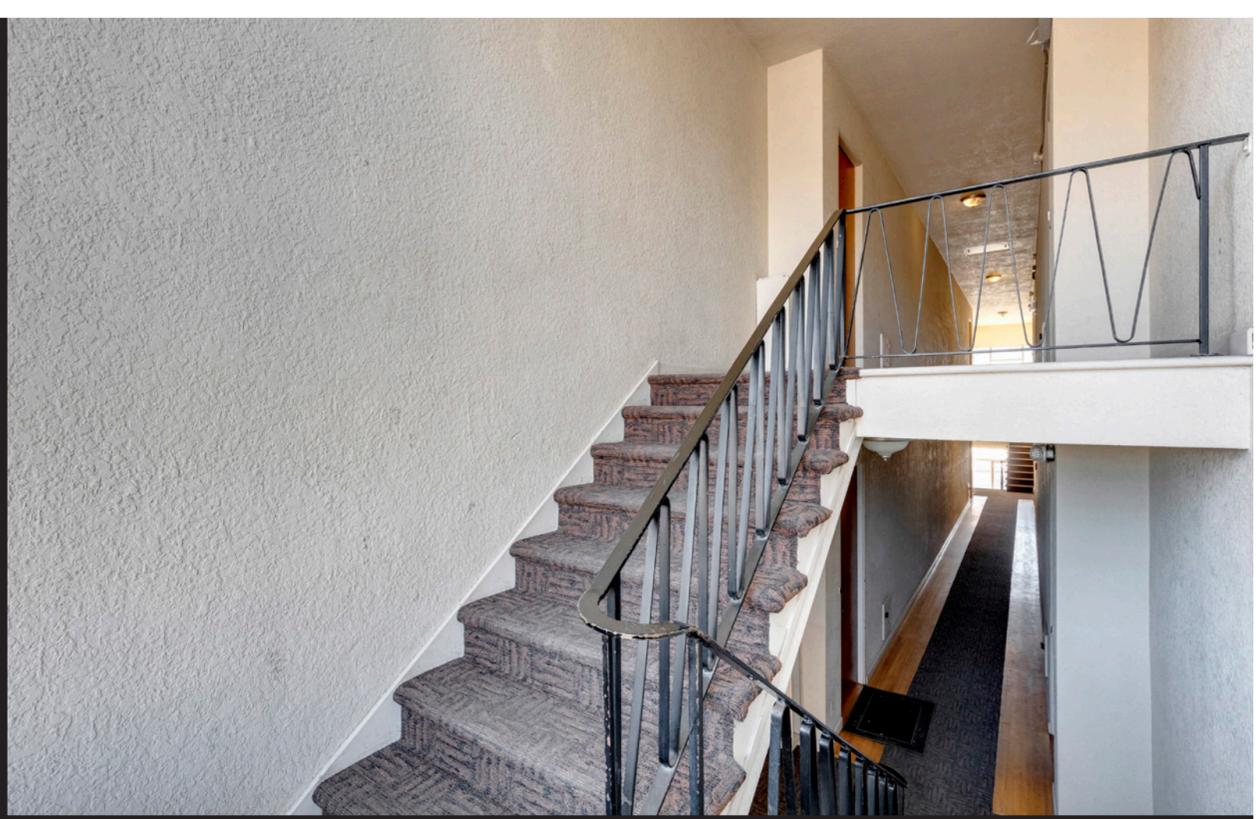
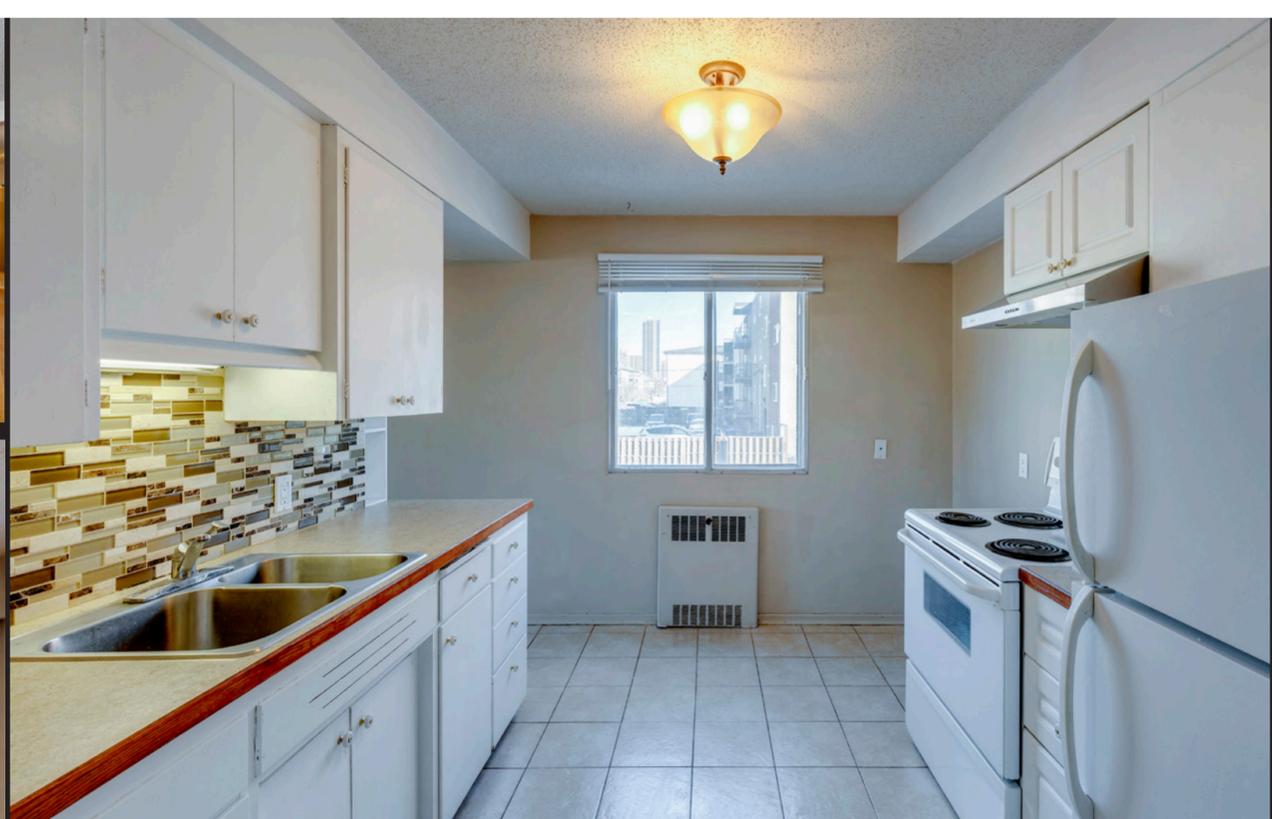
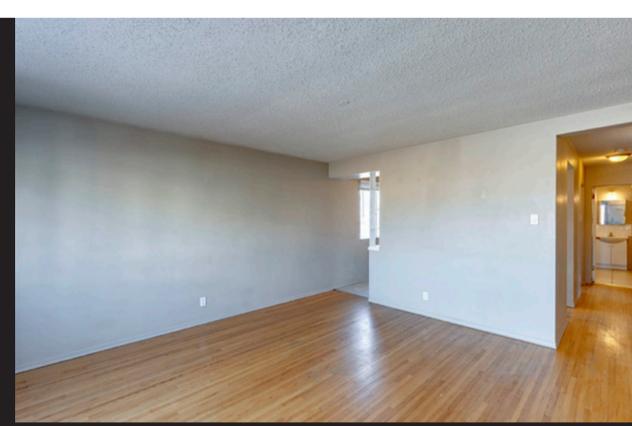
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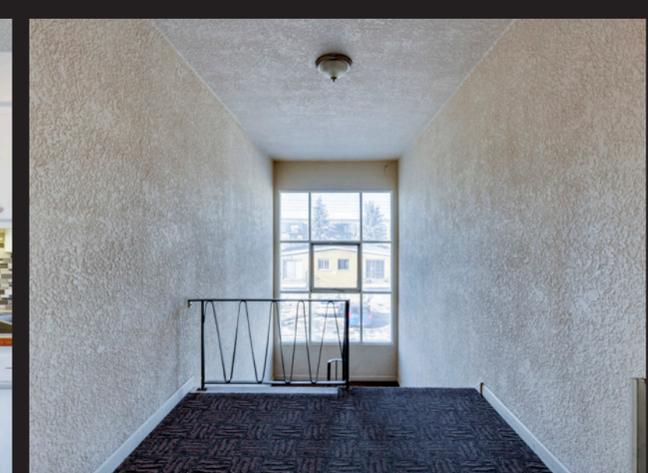
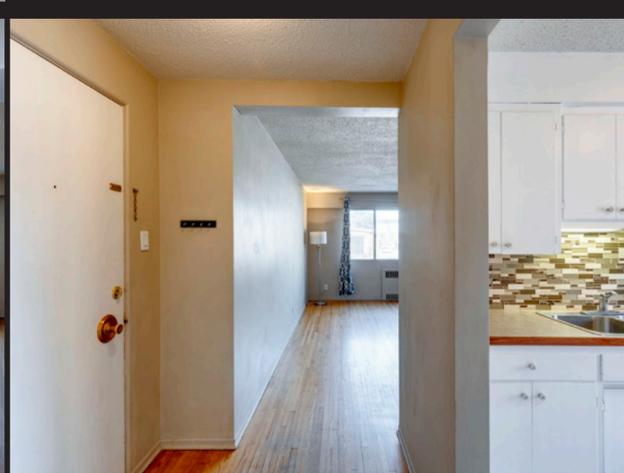
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Excellent Investment Opportunity! 11 x 1 bedroom units. 8 units have renovated bathrooms, and 10 units renovated kitchens including new kitchen cabinets & counters, vanities, toilets and exhaust fans. Parking for up to 7 vehicles at the back of the building as well as on street parking. Building is well maintained with new common area carpets in the last 5 years. New security system installed in 2020. New boiler (2014) and hot water tanks (2016). Torch on roof was re-done 7+ years ago. Walking distance to Sunalta LRT station, downtown and close to all amenities.



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MLS:	A1192859
Year Built:	1956
Subdivision:	Sunalta
Type:	Multi Family
Building Type:	Low Rise (2-4 stories)
Taxes:	\$11,7023/2021
Lot Size:	6,501 SqFt

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1904 12 Ave SW - Potential Revenue

Unit	Beds					Potential Revenue			
1	1	\$950.00	x12	=	\$11,400.00	\$1,175.00	x 12	=	\$14,100.00
2	1	\$950.00	x 12	=	\$11,400.00	\$1,175.00	x 12	=	\$14,100.00
3	1	\$925.00	x 12	=	\$11,100.00	\$1,150.00	x 12	=	\$13,800.00
4	1	\$970.00	x 12	=	\$11,100.00	\$1,195.00	x 12	=	\$14,340.00
5	1	\$995.00	x 12	=	\$11,640.00	\$1,200.00	x 12	=	\$14,400.00
6	1	\$975.00	x 12	=	\$11,940.00	\$1,200.00	x 12	=	\$14,400.00
7	1	\$975.00	x 12	=	\$11,700.00	\$1,200.00	x 12	=	\$14,400.00
8	1	\$950.00	x 12	=	\$11,700.00	\$1,175.00	x 12	=	\$14,100.00
9	1	\$925.00	x 12	=	\$11,400.00	\$1,150.00	x 12	=	\$13,800.00
10	1	\$1,025.00	x 12	=	\$11,100.00	\$1,250.00	x 12	=	\$15,000.00
11	1	\$975.00	x 12	=	\$12,300.00	\$1,200.00	x 12	=	\$14,400.00
Actual Monthly Total:					\$10,615.00	Potential Monthly Total: \$13,070.00			
Annual Total:					\$126,780.00	Potential Yearly Total**: \$156,840.00			

Coinamatic Income 2021: \$1,453.90

Approximate Expenses				Annual	
Insurance	\$4,115.04	÷ 12	=	\$342.92	
Property Taxes	\$11,694.05	÷ 12	=	\$974.50	Total Actual Revenue: \$126,780.00
Utilities	\$13,115.35	÷ 12	=	\$1,092.95	Potential Total Revenue: \$156,840.00
Garbage	\$2,394.00	÷ 12	=	\$199.50	**Based on 100% Occupancy



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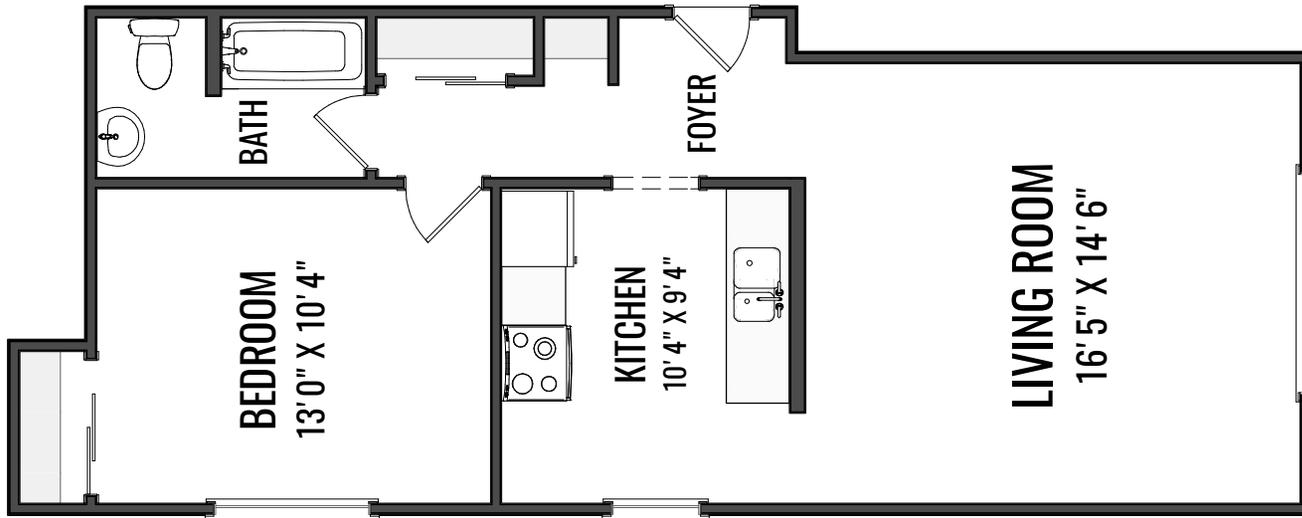
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1904 12 AVE SW, CALGARY

MAIN - 623.21 Sq.ft. / 57.90 m²

RMS TOTAL - 623.21 Sq.ft. / 57.90 m²

CONVENTIONAL CONDO

*RECA RMS MEASUREMENTS TAKEN PAINT TO PAINT



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