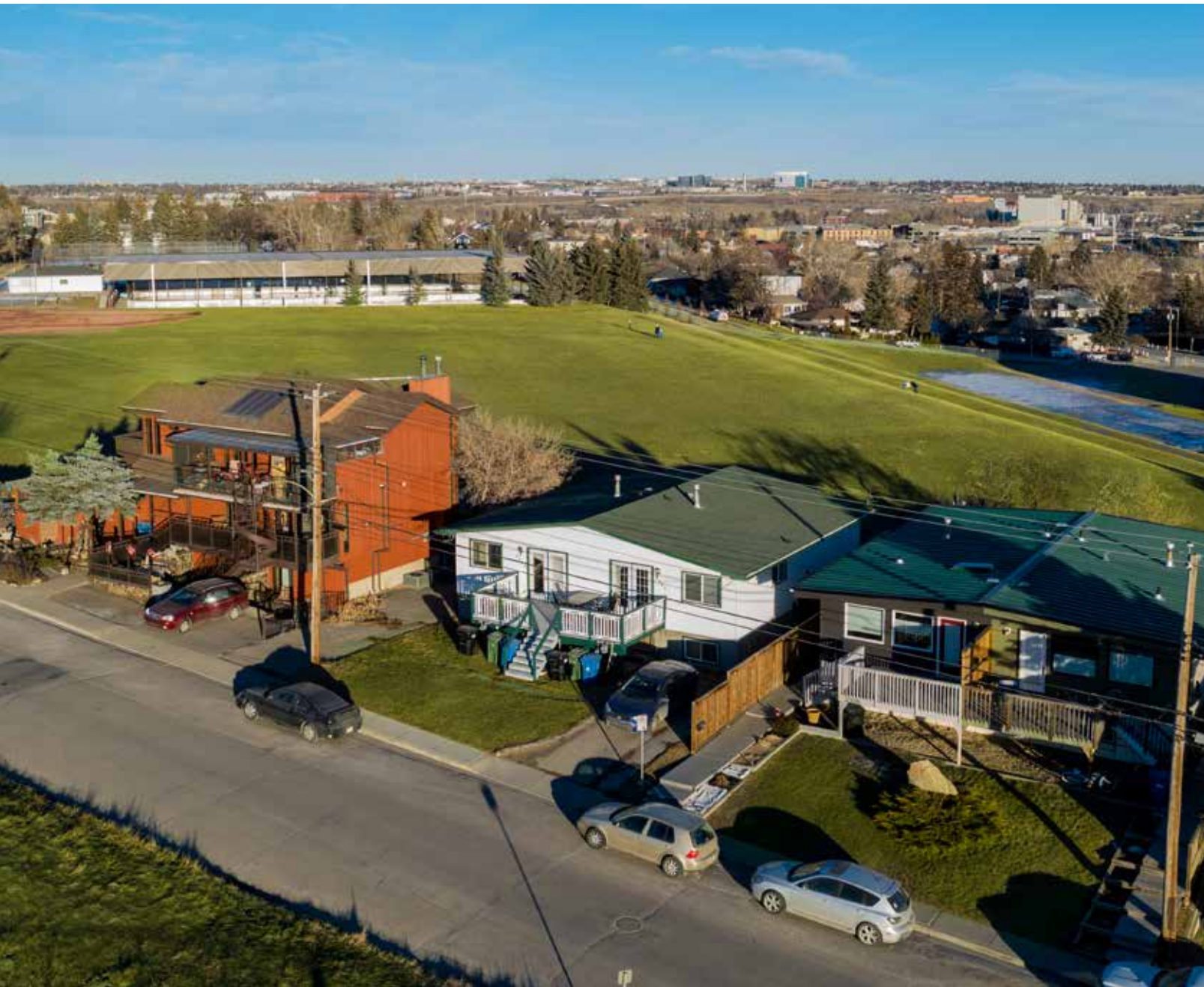


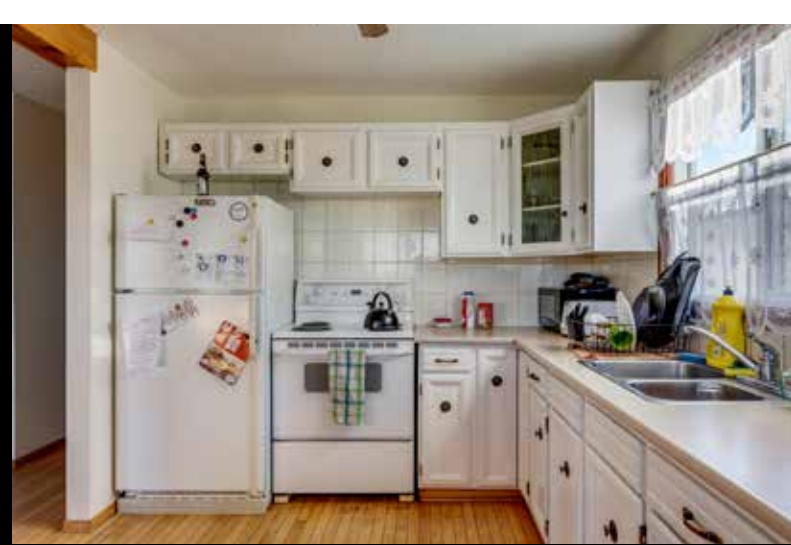
# Great Investment/Redevelopment Potential

2302/2304 6 Street SE

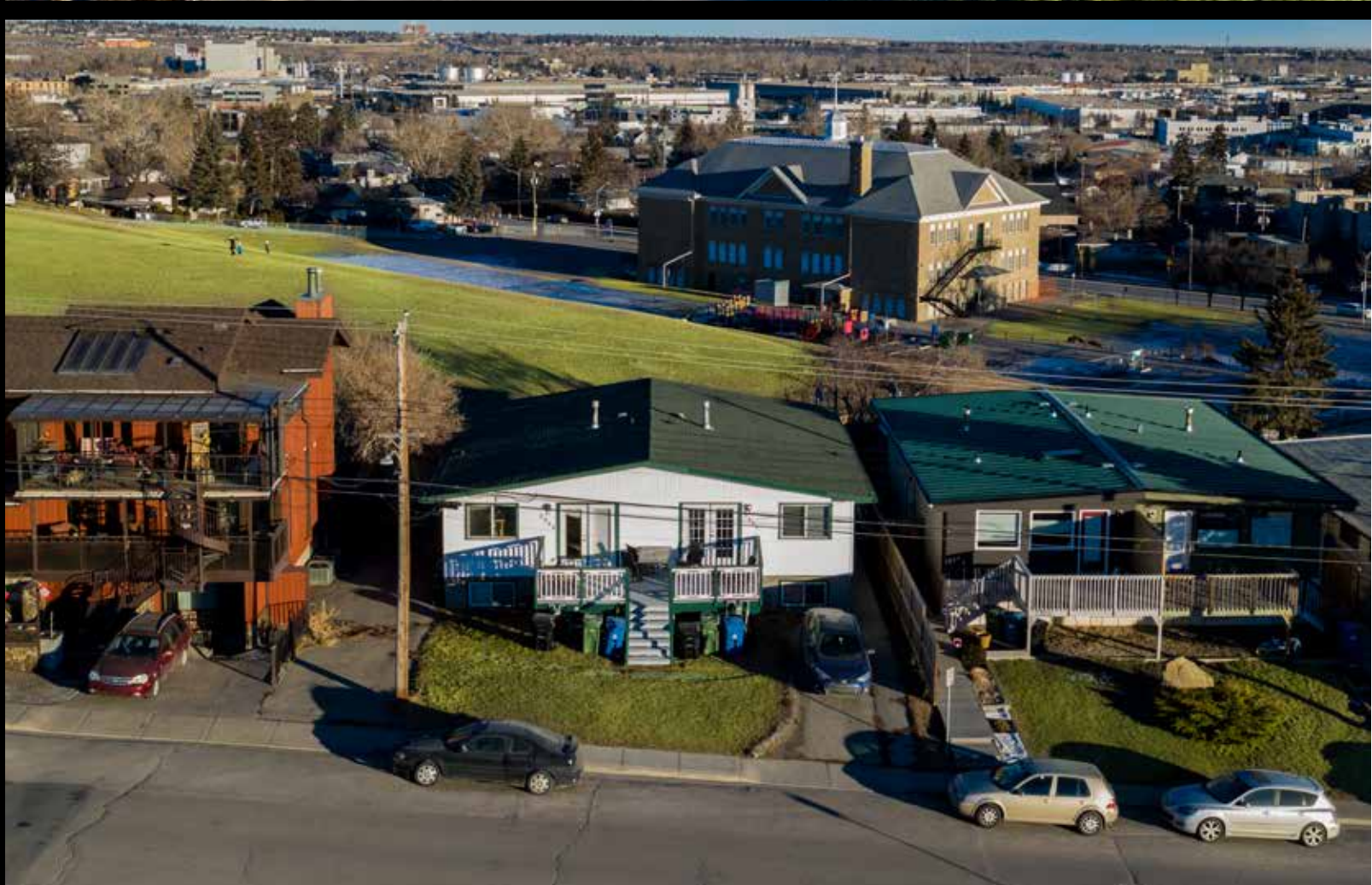


An excellent opportunity to own a duplex with unobstructed views of the city skyline facing downtown, a park and backing onto a green space and school overlooking Ramsay. Great views to the west and east. An ideal holding property that generates \$4,475/ month \$53,700 in income per year and would be make a great re-development site. There are 4 units in total, each with 2 bedrooms up and 2 bedrooms down. Each unit is self contained with their own kitchen, living areas and separate entrance. Fantastic location within walking distance to all amenities & downtown.

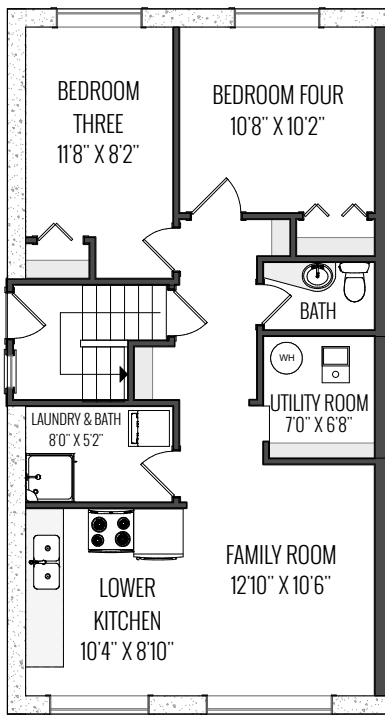




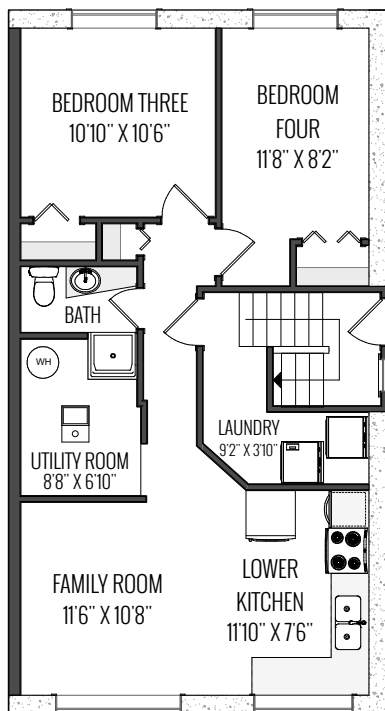
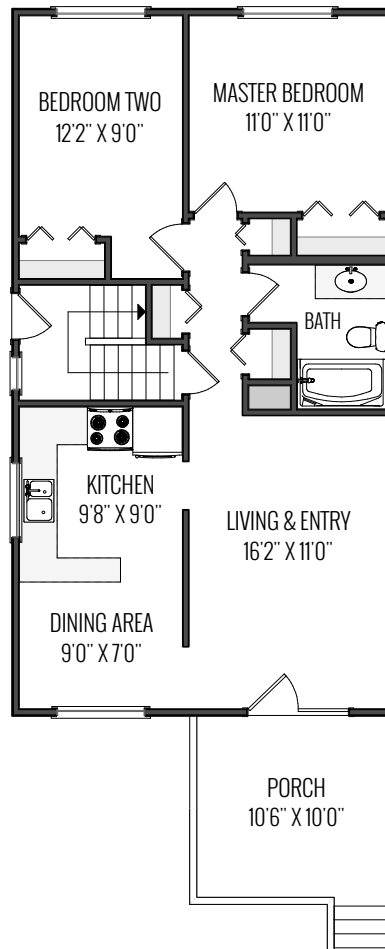




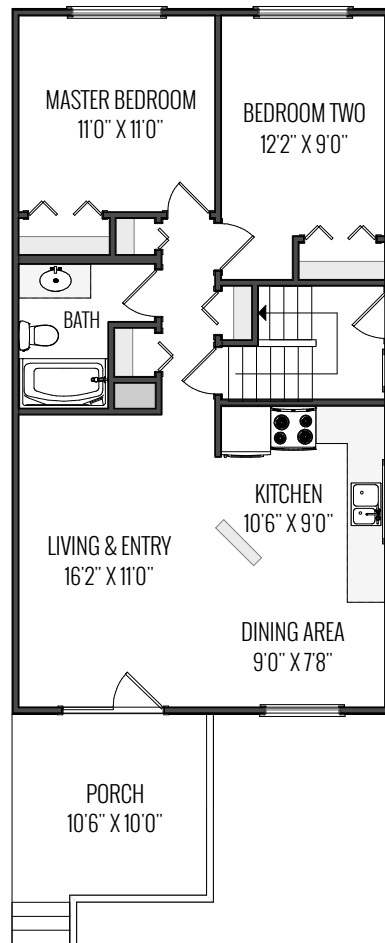




**2302 6 STREET SE**



**2304 6 STREET SE**



## 2302 - 6 ST SE

Main: \$1250 / month  
Basement: \$1100 / month

## 2304 - 6 ST SE

Main: \$1200 / month  
Basement: \$975 / month

Main floor gets a \$150/ discount for  
snow shovelling and the lawn service

Property generates **\$4,475 / month - \$53,700 / year**

### EXPENSES (2017)

Insurance:	\$2,107
Repairs and maintenance:	\$2,637
Taxes - Property:	\$6,019
Utilities:	\$9,998
<hr/>	
Total Expense:	\$20,762

### Tenants: 2302 - 6 ST SE

Basement, since 2008 rent is \$1100/month  
Main, since 2009 rent is \$1250/month

### Tenants: 2304 - 6 ST SE

Basement, since Aug 2018 rent is \$975/month  
Main, since August 2017 rent is \$1200 less \$150  
for yard work and snow shoveling, net \$1050/  
month



**Chris Zaharko**  
Associate

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

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

*Top 1% Nationally*