

INVESTMENT OPPORTUNITY

4503 73 ST NW

OFFERED AT \$3,450,000



17 UNIT MULTIFAMILY BUILDING
ALL 1 BEDROOMS (3 ILLEGAL)
14 STALL PARKING
COMMUNAL LAUNDRY
14 UNITS ABOVE GRADE ALL WITH BALCONIES
AND NEWER SLIDING DOORS

LARGE CORNER LOT WITH AMPLE PARKING

2025 FINANCIALS

RENT \$250,445

EXPENSES

PROPERTY TAX (2025) \$16,377

UTILITIES \$29,024

REPAIRS & MAINTENANCE \$5700

LANDSCAPING/
SNOW \$3920

INSURANCE \$8,900

INCOME \$186,524

2025 CAP RATE 5.4%

CURRENT RENT ROLL

101	VACANT	201	\$1400	301	\$1425
102	\$1225	202	\$1375	302	\$1350
103	\$1350	203	\$1400	303	\$1275
104	\$1250	204	\$1525	304	\$1350
105	\$1125	205	VACANT	305	\$1350
206	\$1400			306	\$1300



PRESENTED BY
ADIL THOBANI
403-861-5656

The REAL ESTATE **DISTRICT**

