

// INVESTMENT  
OPPORTUNITY

# FOR SALE

Two Sunnyside Apartments  
Calgary, AB



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# INVESTMENT HIGHLIGHTS

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- Superior location with easy access to downtown Calgary and densely populated retail corridors, including restaurants, bars, grocery stores, and gas stations. As well as nearby parks: Sunnyside Station Picnic and Riley Park
- Two-minute walk for major transit: 201 Red Line - Somerset-Bridlewood/Tuscany CTrain
- Very strong walking score of 96 and biker's score of 99
- Efficient and long-standing professional management of both buildings as they are less than a 5-minute walk from each other
- Of the total 23-units, 22% are on Month-to-Month leases and 65% of the leases are expiring in 2024
- Ability to own in one of Calgary's core submarkets that has tremendous income and investment yield growth potential



# PROPERTY DETAILS



**Civic Addresses:** 623 9A Street NW, Sunnyside, Calgary AB T2N 1T9

**Legal Description:** Lot 27 and 29, Block 4, Property Plan 24480

**PIDs:** 0015649750

**Lot Size:** ~7,489 SF

**Zoning:** M-C2

**Year Built:** 1976

**Construction:** Masonry

**Units & Unit Mix:** Thirteen (13), all one-bedroom units

**Parking:** Surface parking. Twelve (12) stalls, with six (6) covered and six (6) open.

**Building Upgrades:** Boiler and hot water tank replacements (2019)

# PROPERTY NUMBERS

## 623 9A STREET NW

	<b>Current</b>	<b>70% Lease Turnover by Aug. 1, 2024</b>	<b>85% Lease Turnover by Year-End</b>
INCOME		9 units @ \$1,500/month	11 units @ \$1,500/month
Rental	\$179,400.00	\$212,280.00	\$221,760.00
Laundry	\$539.79	\$539.79	\$539.79
Gross Income	\$179,939.79	\$212,819.79	\$222,299.79
EXPENSES			
Property Tax	\$13,406.00	\$13,406.00	\$13,406.00
Insurance	\$10,256.00	\$10,256.00	\$10,256.00
Utilities	\$10,311.00	\$10,311.00	\$10,311.00
R&M*	\$27,169.00	\$27,169.00	\$13,000.00*
Property Mgmt.	6% \$10,641.60	\$12,736.80	\$13,305.60
Miscellaneous	\$2,082.00	\$2,082.00	\$2,082.00
Total Expenses	\$73,865.60	\$75,960.80	\$62,360.60
NOI	\$106,074.19	\$136,858.99	\$159,939.19
Cap Rate	3.57%	4.61%	5.39%
<b>ASKING PRICE</b>	<b>\$2,970,000.00</b>		

\*R&M Stabilized at \$1,000/unit

# PROPERTY DETAILS



**Civic Addresses:** 320 9 Street NW, Sunnyside, Calgary AB T2N 1T4

**Legal Description:** Lot 1 and 2, Block 11, Property Plan 24480

**PIDs:** 0012997029

**Lot Size:** ~5,993 SF

**Zoning:** M-CG D72

**Year Built:** 1965

**Construction:** Masonry

**Units & Unit Mix:** Ten (10) units, six (6) one-bedrooms and four (4) two-bedrooms

**Parking:** Surface parking. Ten (10) stalls, with four (4) covered and six (6) open.

**Building Upgrades:** Windows, balcony beams, decking, handrails, new entrance door and intercom system

# PROPERTY NUMBERS

## 320 9 STREET NW

		<b>Current</b>	<b>60% Lease Turnover by Aug. 1, 2024</b>	<b>90% Lease Turnover by Year-End</b>
INCOME			5 units @ \$1,350/month 2 units @ \$1,750/month	6 units @ \$1,350/month 3 units @ \$1,750/month
1-bedroom rent	6	\$75,600.00	\$95,400.00	\$97,200.00
2-bedroom rent	4	\$64,140.00	\$69,540.00	\$78,540.00
Laundry		\$407.21	\$407.21	\$407.21
Gross Income		\$140,147.21	\$164,347.21	\$176,147.21
EXPENSES				
Property Tax		\$11,895.00	\$11,895.00	\$11,895.00
Insurance		\$7,751.00	\$7,751.00	\$7,751.00
Utilities		\$23,719.00	\$23,719.00	\$23,719.00
R&M*		\$32,061.00	\$32,061.00	\$10,000.00*
Property Mgmt.	6%	\$8,067.60	\$9,896.40	\$10,544.40
Miscellaneous		\$2,082.00	\$2,082.00	\$2,082.00
Total Expenses		\$85,575.60	\$87,404.40	\$65,991.40
NOI		\$54,571.61	\$77,942.81	\$110,155.81
Cap Rate		2.20%	3.15%	4.45%
ASKING PRICE		<b>\$2,475,000</b>		

\*R&M Stabilized at \$1,000/unit

# LOCATION

## Sunnyside, Calgary AB

At the heart of Sunnyside's allure is Kensington Village, a popular shopping district born in partnership with the neighboring community of Hillhurst. Positioned where 10th Street NW meets Kensington Road, Kensington has become synonymous with Calgary's dining and entertainment scene. Residents and visitors alike flock to its numerous restaurants, cafes, unique retailers, and vibrant festivals. The district's proximity to Sunnyside's own CTrain platform, just one stop away from downtown, further enhances its accessibility. However, Sunnyside is not merely an urban paradise; it seamlessly integrates with nature. McHugh Bluff Park, bordering the community to the north, offers 27 hectares of untouched natural beauty, providing residents with a space for jogging, dog walking, and bird watching. In essence, Sunnyside is more than a neighborhood; it's a dynamic blend of historic charm, urban vibrancy, and natural beauty. Whether you're exploring Kensington's bustling streets, strolling along the Bow River, or participating in community activities, Sunnyside invites you to experience the very best of what Calgary has to offer.



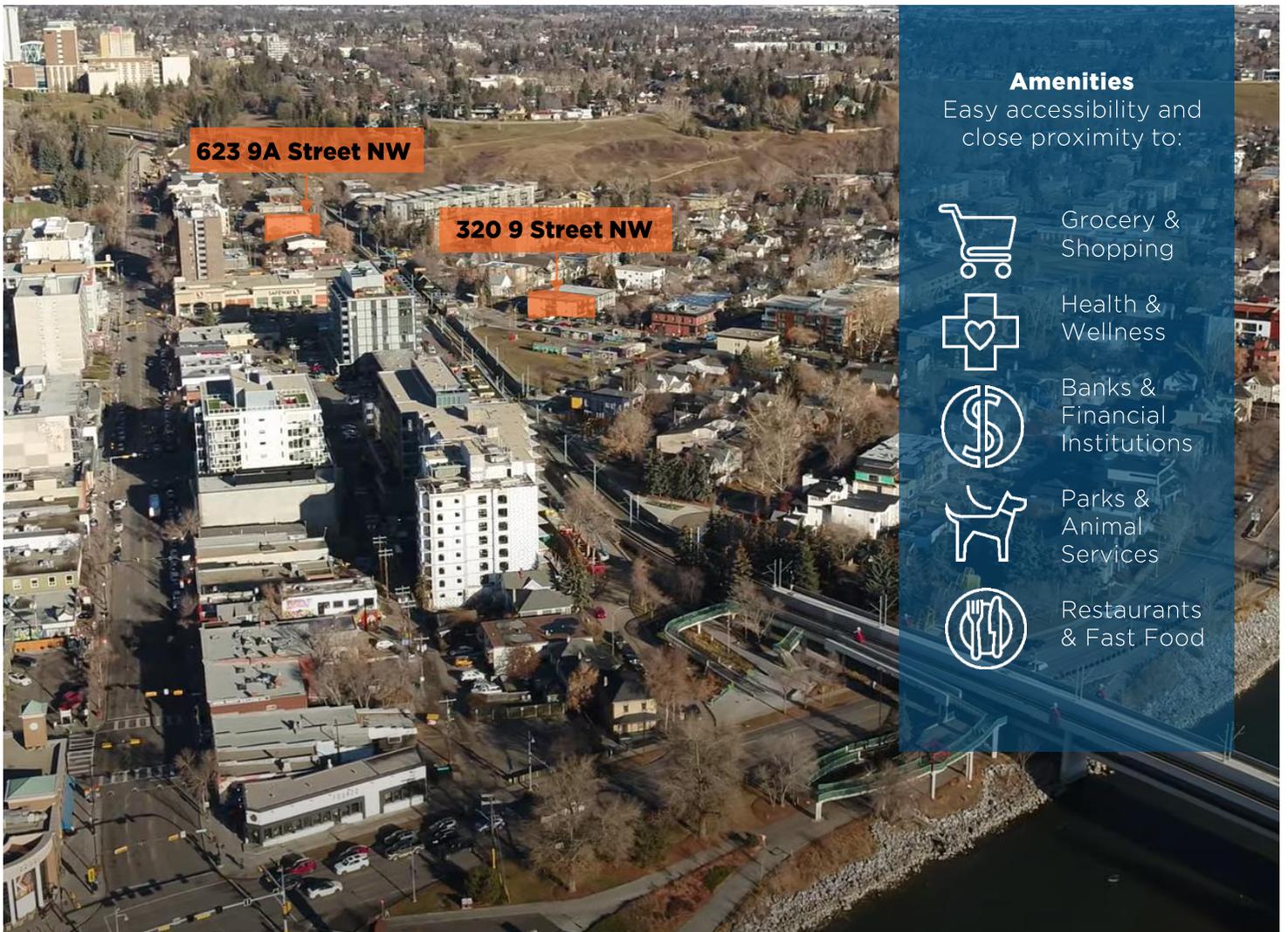
### Drive Times:

Hwy #1: **5 Minutes**  
Downtown: **7 Minutes**  
YYC Airport: **22 Minutes**



### Walk Times:

CTrain (Red Line): **2 Minutes**  
Kensington Village: **10 Minutes**



### Amenities

Easy accessibility and close proximity to:



Grocery & Shopping



Health & Wellness



Banks & Financial Institutions



Parks & Animal Services



Restaurants & Fast Food

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# CONTACT

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All qualified purchasers will be given data room access following execution of a [confidentiality agreement](#). Please contact the listing agents for pricing guidance.



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