



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11203 6 Street SW
Calgary, Alberta

MLS # A2261330



\$1,300,000

Division:	Southwood		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,583 sq.ft.	Age:	1973 (52 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street, See Remarks		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Near Public Transit, Ne		

Heating:	Forced Air	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Flat Torch Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 Refrigerators, 4 Stoves, 4 Hoodfans

The investment opportunity for this fully rented 4-Plex in the South West community of Southwood is great. With 4 units all with 3 Bedrooms and 1290 sq.ft of living space each, these rental units are a solid addition to your portfolio. This property is generating rental income of \$6,900 / Month (\$82,800 / Year) with a Cap Rate of 5.50% (Based on the asking price and the 2025 Property Taxes). Some of the tenants have been in this property for years and all of the leases are recently renewed for another 1 year fixed term tenancy. The property also comes with 4 dedicated parking stalls in the alley, one for each unit.