

5405 8 Avenue Calgary Alberta

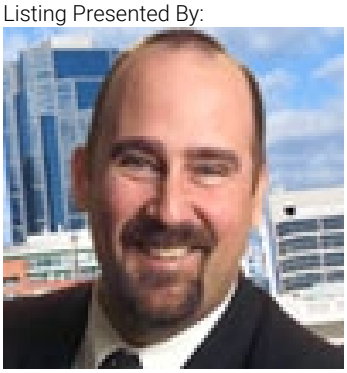
$450,000

MUST BE SOLD ALONG WITH 5407 8AVE SE AS A PACKAGE (MLS# A2357983) Solid Bi-Level on a manageable lot in the established community of Penbrooke Meadows. R-C2 zoning offers flexibility for a secondary suite or future updates, making this an excellent opportunity for first-time buyers, families, or investors looking for value in SE Calgary Four-suite side-by-side duplex with $72,000 in-place annual income and 5.94% cap rate.This fully tenanted side-by-side duplex delivers strong in-place cash flow and is positioned for an investor seeking immediate income. The property generates $6,000 per month ($72,000 annualized) in current contractual rent (8 bedrooms / 4 bathrooms total). After utilities, property taxes, insurance, and a 5% vacancy allowance, the Net Operating Income is $53,460, supporting a 5.94% capitalization rate. - Roof replaced Oct 2026 - Both units updated - Separate Laundry for each unit - (id:6769)

Bedroom 8.83 Ft x 12.50 Ft
Bedroom 8.92 Ft x 12.08 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft
Family room 9.08 Ft x 14.25 Ft
Kitchen 11.08 Ft x 8.92 Ft
Living room 12.92 Ft x 13.00 Ft

Dining room 8.42 Ft x 8.08 Ft
Kitchen 7.92 Ft x 13.83 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Primary Bedroom 9.58 Ft x 12.75 Ft
Bedroom 11.33 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
Synterra Realty

https://jassygill.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca