



## 11 BELMONT AVE W, KITCHENER, ON N2M 1L2, CANADA

<https://adamgracie.ca>

AAA Location, just a short walk from St Mary's Hospital and on 2 public transit lines. This mixed use 3,300+s.f. building features three dedicated entrances, 11 paved parking spaces, fully fenced back yard area with storage shed, newer furnace and A/C, security system and brand new kitchen. Additional features include a fully functional gym area...

**\$1,495,000**

- 4 beds
- Residential Income
- Duplex Up/Down
- Active
- 2547 sq ft



# Building Details

**Year built:** 1974

**NewConstructionYN:** No

**Basement:** Finished, Full

**Roof:** Asphalt Shing

**ParkingTotal:** 11

**Heating:** Forced Air, Natural Gas

**Exterior material:** Brick

**Parking:** 11, Asphalt

# Amenities & Features

**Features:** Accessory Apartment, Sauna, Steam Room, Upgraded Insulation

**Spa Features:** Hot Tub

**ExteriorFeatures:** Landscaped

**GarageYN:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Security Features:** Alarm System, Security System

**Amenities:** Dishwasher, Dryer, Refrigerator, Stove, Washer, Water Purifier, Water Softener

**Waterfront available:** No

**AttachedGarageYN:** No

**Cooling:** Central Air

**FireplaceYN:** No

