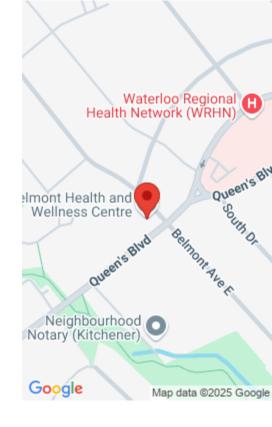


## 11 BELMONT AVE W, KITCHENER, ON N2M 1L2, CANADA

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...

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





## **Building Details**

Year built: 1974 ParkingTotal: 11

**NewConstructionYN:** No **Heating:** Forced Air, Natural Gas

Basement: Finished, Full Exterior material: Brick

**Roof:** Asphalt Shing Parking: 11, Asphalt

## **Amenities & Features**

Features: Accessory Apartment, Sauna, Security Features: Alarm System, Security

Steam Room, Upgraded Insulation System

**Spa Features:** Hot Tub **Amenities:** Dishwasher, Dryer, Refrigerator, Stove,

Washer, Water Purifier, Water Softener

**ExteriorFeatures:** Landscaped **Waterfront available:** No

GarageYN: No AttachedGarageYN: No

CoolingYN: No Cooling: Central Air

PoolPrivateYN: No FireplaceYN: No

