



## 10629 110 Street Edmonton AB

\$1,998,000

Shelby Arms is a boutique Multi-Family Walk-up Apartment with 12 total units, 11 x one-bedroom units & 1 x Studio suite. On a quiet street just north of the 'WOW' amenities of 104th Street with close proximity to Downtown, NAIT, the Arena and public transportation to the U of A & all areas of the City. All suites are corner-end units with luxury finishing at this affordable price with a good capitalization rate. UPGRADES: Most suites w/ gourmet kitchens with quartz countertops & seven appliances, not to mention spa-like bathrooms with Jacuzzi tubs. All suites have maintenance-free flooring, mostly solid hardwood & porcelain tile. Many more were put into most suites, such as frosted glass doors, new windows, newer siding, newer roof, newer electrical throughout, updated fire alarm, new parking lot, boiler in 2014 & most mechanical. Low maintenance landscaping, new balconies or patios on all suites but two. Some suites come furnished. The Residential building is being sold under a single land title.

Listing Presented By:



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