



# 1260 10th Ave, Salmon Arm

### LOCATION HIGHLIGHTS

This property is located in the southwest area of Salmon Arm, BC in a very walkable neighbourhood, across from the Mall at Piccadilly, which includes a Save-On Foods, Canadian Tire, Starbucks, and other retailers.

A number of parks including Blackburn Park and the Salmon Arm Skatepark are also a short walk or drive away.

Salmon Arm is the largest community in the Shuswap Lake region with a population of 17,706. Shuswap is strategically located between Calgary and Vancouver on the Trans Canada Highway at junction 97 to the South Okanagan, thus readily providing access to the 300,000 residents of southern BC. With an ideal four-season climate, the outdoor enthusiast will love Salmon Arm and the entire Shuswap lake region. A vibrant arts and culture community, unique shopping and dining options and a strong sense of community make Salmon Arm a well rounded community with something for everyone. Salmon Arm provides the amenities of city life within a small community setting which makes it perfect for families and retirees.



### Building Details

#### LOT SIZE

90,277 ft<sup>2</sup>

#### NUMBER OF UNITS

1 Building  
140 Residential Suites

#### UNIT CONFIGURATION

One Bedrooms (610 ft<sup>2</sup>): 117  
Two Bedrooms (840 ft<sup>2</sup>): 39  
Two Bedrooms (710 ft<sup>2</sup>): 9  
Two Bedrooms (784 ft<sup>2</sup>): 24  
Three Bedrooms (920 ft<sup>2</sup>): 24

#### BUILDING SIZE

Floor Areas:

|                |                        |
|----------------|------------------------|
| Parkade:       | 14,907 ft <sup>2</sup> |
| Main:          | 14,477 ft <sup>2</sup> |
| Second:        | 14,477 ft <sup>2</sup> |
| Third:         | 14,477 ft <sup>2</sup> |
| Fourth:        | 14,477 ft <sup>2</sup> |
| Total (Gross)  |                        |
| Excl. Parkade: | 72,816 ft <sup>2</sup> |

#### PARKING

170 Parking Stalls