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745 2 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale

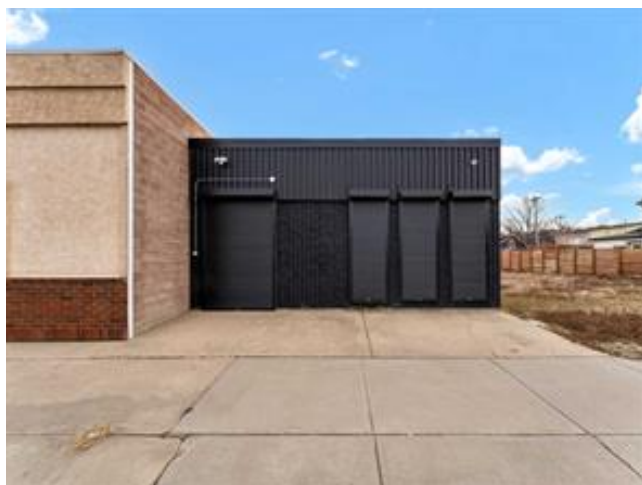




Location
Medicine Hat, Alberta



Listing ID:
30843


MLS ID:
A2222789

\$190,000



 **BROOKLYN KALISTA**
 (403) 977-8886

 **ROYAL LEPAGE COMMUNITY REALTY**
 403-528-4222

 745 2 Street SE, Medicine Hat , Alberta T1A 0E2

Transaction Type For Sale	Days On Market 66	Zoning MU
Subdivision River Flats	Building Type Street Level Storefront	Year Built 1977
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 1491	Building Area (Sq. Ft.) 1254.00	Building Area (Sq. M.) 116.50
Roof Flat	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions fridge, microwave, privacy/security exterior window coverings, central vac & hose, AC unit	Restrictions None Known	Reports None

This prime mixed-use commercial building, located just off the highly trafficked Maple Avenue, offers an exceptional opportunity for entrepreneurs and investors. With 1,254 square feet of open-concept space, the interior is designed to accommodate a variety of business needs while maintaining a bright and inviting atmosphere with the large front windows. The building features a bold black exterior, complemented by privacy and security shutters for added functionality and appeal. Inside, there is open space, a mechanical room, storage areas and a 2 peice powder room and a loading/exit door off the back of the building. Additionally, the property boasts a fenced-in yard with convenient alley access, making it ideal for deliveries or extra storage. Perfectly positioned to attract customers and clients, this property provides the perfect blend of visibility, accessibility, and affordability. Whether you're starting a new venture or growing an existing one, this is your chance to take ownership and secure your spot!

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