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## 524 2 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Medicine Hat, Alberta

**Listing ID:**  
31345


**MLS ID:**  
A2239826

**\$795,000**



 **TANYA HOLOWATY**  
 (403) 581-3211

 **TMV PROPERTY GROUP LTD.**  
 403-581-3211

 524 2 Street SE, Medicine Hat , Alberta T1A 0C6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 213
<b>Zoning</b> MU-D	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1912	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1491	<b>Building Area (Sq. Ft.)</b> 12000.00
<b>Building Area (Sq. M.)</b> 1114.83	<b>Lot Size (Sq. Ft.)</b> 6500	<b>Lot Size (Acres)</b> 0.15
<b>Construction Type</b> Brick	<b>Roof</b> Membrane	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Full	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Information Package	

This solid brick commercial downtown office building has a 50' x 120' blueprint with close to 9,100 square feet of useable area (approx. 4,550 square feet per floor). It was built in 1912 and received recognition as a Centennial Building in Medicine Hat. It has been well maintained over the years and all main floor spaces are fully leased to office or personal service users with more than half of the upstairs suites rented as well. Numerous upgrades have been done including a new roof in 2015. Don't miss this opportunity to own a historic downtown, well built property. Please call an agent to view!

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