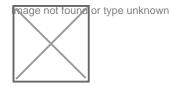


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524 2 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine 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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

144

Zoning

MU-D

Subdivision

NONE

Building Type
Commercial Mix

Year Built

1912

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

1491

Building Area (Sq. Ft.)

12000.00

Building Area (Sq. M.)

1114.83

Lot Size (Sq. Ft.)

6500

Lot Size (Acres)

0.15

Construction Type

Brick

Roof

Membrane

Foundation

Poured Concrete

Cooling Full Heating

Forced Air, Natural Gas

Inclusions

N/A

Restrictions None Known Reports

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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