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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

Transaction Type For Sale	Title Fee Simple	Days On Market 3
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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