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

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

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