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340 MAPLE AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
33033


MLS ID:
A2272791

\$399,900



 **WAYNE SCHLENKER**
 (403) 548-4565

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

 340 Maple Avenue SE, Medicine Hat , Alberta T1A 7L5

Transaction Type

For Sale

Days On Market

67

Zoning

MU

Subdivision

River Flats

Year Built

1983

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1491

Building Area (Sq. Ft.)

2700.00

Building Area (Sq. M.)

250.84

Inclusions

Rooftop HVAC Units (2)

Restrictions

None Known

Reports

None

Great affordable investment opportunity with this centrally located commercial building. This 2700 sq ft building located in the heart of the city has two units, both occupied by established long term tenants. One side is 1000sqft and the other 1700sqft with a full sound wall between units. Each side has a 2 piece bath and dedicated rooftop HVAC units that were replaced in 2015, along with the roof. The larger unit has two front doors, lending flexibility to future uses. There is 200AMP electrical service and the tenants split the utilities. The brick and block construction makes for low maintenance. Whether you are looking for a turn key investment or a highly visible location for you your own business, this property meets your needs.

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