

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Days On Market	Zoning
For Sale	67	MU
Subdivision	Year Built	Structure Type
River Flats	1983	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	1491
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2700.00	250.84	Rooftop HVAC Units (2)
Restrictions	Reports	
None Known	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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.