

780-228-224 donna@donnawilson.ca

MLS # A2245716

Medicine Hat, Alberta

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

none



\$2,390,000

Office

Lot Feat:

Medicine Hat

Division:

Type:

Bus. Type:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 13,654 sq.ft.

Zoning: MU-D

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size: -

Unlock an exceptional investment with these two solid brick commercial buildings located in the heart of downtown Medicine Hat. Built in 2009 and featuring a blend of modern design and solid construction, these properties offer both stability and growth potential. One building boasts a reliable AAA tenant, while the second building is currently vacant—perfect for a new lease that could increase the cap rate from the current 7% to a potential 8.5%.