

# \$190,000 - 745 2 Street Se, Medicine Hat

MLS® #A2222789

**\$190,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

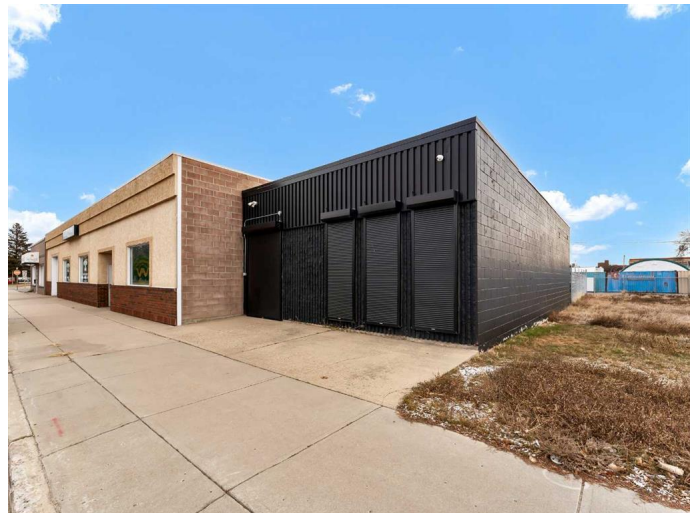
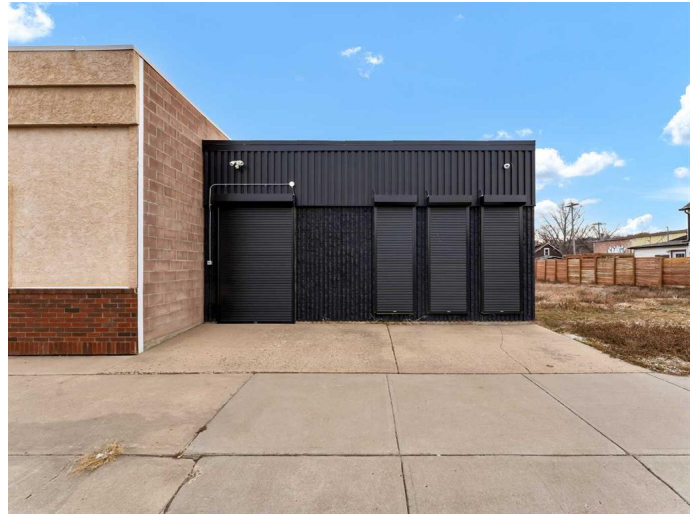
River Flats, Medicine Hat, Alberta

This prime mixed-use commercial building, located just off the highly trafficked Maple Avenue, offers an exceptional opportunity for entrepreneurs and investors. With 1,254 square feet of open-concept space, the interior is designed to accommodate a variety of business needs while maintaining a bright and inviting atmosphere with the large front windows. The building features a bold black exterior, complemented by privacy and security shutters for added functionality and appeal. Inside, there is open space, a mechanical room, storage areas and a 2 piece powder room and a loading/exit door off the back of the building. Additionally, the property boasts a fenced-in yard with convenient alley access, making it ideal for deliveries or extra storage. Perfectly positioned to attract customers and clients, this property provides the perfect blend of visibility, accessibility, and affordability. Whether you're starting a new venture or growing an existing one, this is your chance to take ownership and secure your spot!

Built in 1977

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2222789  |
| Price     | \$190,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 1977       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 745 2 Street Se |
| Subdivision | River Flats     |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 0E2         |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|      |      |
|------|------|
| Roof | Flat |
|------|------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 157            |
| Zoning         | MU             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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