

\$2,390,000 - N/A, Medicine Hat

MLS® #A2245716

\$2,390,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

N/A, Medicine Hat, Alberta

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%.

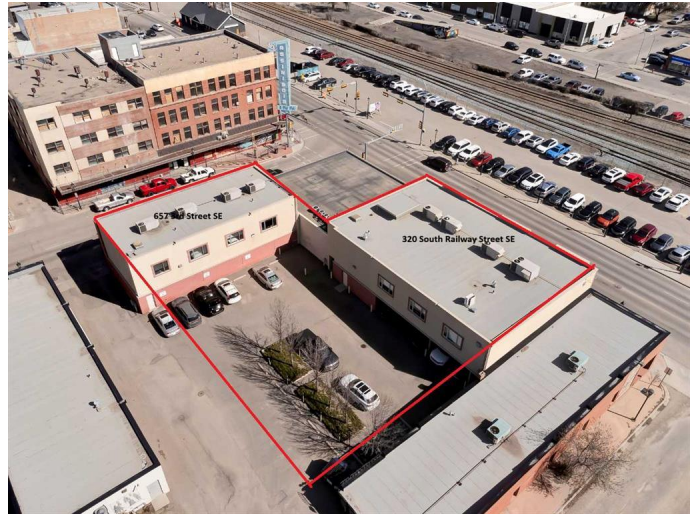
Built in 2009

Essential Information

MLS® #	A2245716
Price	\$2,390,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	N/A
Subdivision	N/A
City	Medicine Hat
County	Medicine Hat
Province	Alberta



Amenities

Parking Spaces 22

Additional Information

Date Listed August 1st, 2025
Days on Market 96
Zoning MU-D

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.