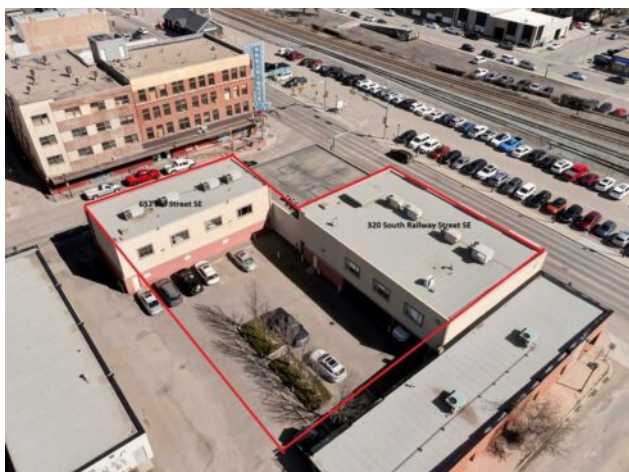


MLS # A2245716

Medicine Hat, Alberta

\$2,390,000



Division: Medicine Hat

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,654 sq.ft.

Zoning: MU-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

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%.