

\$597,000 - 677b South Railway Street Se, Medicine Hat

MLS® #A2115297

\$597,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

River Flats, Medicine Hat, Alberta

Turn Key Cash flowing commercial building with existing tenants. The Tracer building, with a total of 7600 square feet, is a solid commercial fully leased Investment opportunity in the heart of the City! This well built and well maintained property continues to produce cash flow from strong and long term tenants and is unique in that there are both retail and warehouse spaces on the main floor. The 2 story building has had a number of updates over the years including HVAC, lower roof, security system, paint and some electrical. There are two units on the main floor totaling 4800 square feet and an additional 8 units on the upper floor totaling 2800 square feet. Call today for your personal viewing.

Built in 1977

Essential Information

MLS® #	A2115297
Price	\$597,000
Sold Price	\$476,500
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information



Address	677b South Railway Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A2V8

Additional Information

Date Listed	March 16th, 2024
Date Sold	August 14th, 2024
Days on Market	151
Zoning	MU
HOA Fees	0.00

Listing Details

Listing Office	RIVER STREET 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.