

\$619,900 - 401 7 Street Sw, Medicine Hat

MLS® #A2141032

\$619,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SW Hill, Medicine Hat, Alberta

An excellent opportunity to own the corner commercial building with the anchored tenant in a steady rental income in this high traffic location in SW Hill- Medicine Hat , close to hospital , schools, transportation , easy off to the highway No. 1 . Lot size 50' by 125' with ample of the parking stalls in front the building . One side of the building is currently leased to the long term tenant , leased total area (approx. 2500 Sqft main floor, PLUS approx. 1000 sqft developed basement), till July 31, 2028 with the option to renew for another 5 years. The other side of the building currently is vacant (approx. 2160 Sqft), with mezzanine/office (approx 700 sqft) and basement for additional storage area. This vacant side used to be an medical foot clinic , has 4 exam rooms, office, reception area, kitchen, bathroom, laboratory . It can be used any type of business --offices , dentist, lawyer firm, accountant, medical doctors, real estate , and more ... Roof has the updated rubber membrane and the roof top furnace/air-conditioning unit few years ago. please do not approach the tenant/any staffs.

Built in 1953

Essential Information

MLS® #	A2141032
Price	\$619,900
Sold Price	\$570,000



Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Commercial
Sub-Type	Office
Status	Sold

Community Information

Address	401 7 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4K4

Exterior

Lot Description	Back Lane, Corner Lot, Flag Lot, Level, Street Lighting, Near Public Transit, See Remarks
Roof	Membrane

Additional Information

Date Listed	July 10th, 2024
Date Sold	September 13th, 2024
Days on Market	63
Zoning	MU
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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