

\$249,900 - 546/548 2 Street Se, Medicine Hat

MLS® #A2174689

\$249,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime Commercial Building in the heart of Downtown! This charming brick building presents an exceptional investment opportunity. With its inviting facade and strategic position, the property guarantees high foot traffic and visibility, making it an ideal location for a diverse range of businesses. The building features four distinct rental spaces, of which two are currently leased, providing immediate income. The remaining two units (street view/side) are available, allowing prospective business owners or investors to craft their vision. Additionally, the property is equipped with common areas & 2 conveniently located common bathrooms, ensuring comfort and accessibility for both tenants and visitors. The property has seen several significant updates that enhance its value and functionality over the years. A new membrane roof, fascia, front doors, and upper front windows were installed between 2014 and 2015. In 2020, lights were upgraded to LED, plus upper floor received a new furnace and air conditioning unit in 2018. Most recently, in 2024, a new rear door and air conditioning unit for the front suite were added, showcasing a commitment to upkeep and tenant satisfaction. Its prime downtown location places it within walking distance of a plethora of local shops, restaurants, and transportation options, making it an attractive destination for both tenants and customers alike. Don't miss your chance to make your mark in the historic downtown. Current



Rental Revenue = Tenant 1 - \$950/Month &
Tenant 2 - \$605/Month = Total of
\$1555/Month. Call today for more information
or to schedule a viewing, and take the first
step toward securing this opportunity.

Built in 1953

Essential Information

MLS® #	A2174689
Price	\$249,900
Sold Price	\$240,000
Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	546/548 2 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0C6

Interior

Cooling	Central Air
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Exterior

Roof	Membrane
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Additional Information

Date Listed	October 24th, 2024
Date Sold	March 20th, 2025
Days on Market	147
Zoning	MU-D
HOA Fees	0.00

Listing Details

Listing Office

ROYAL LEPAGE COMMUNITY



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