

\$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%.

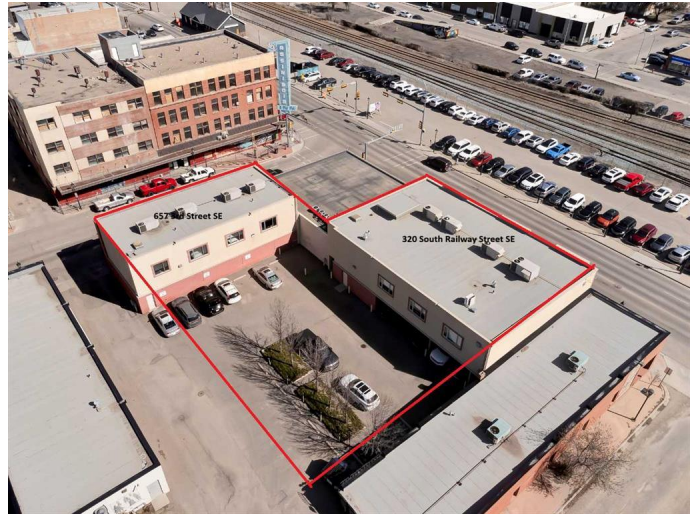
Built in 2009

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 99
Zoning MU-D

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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