

# \$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%.

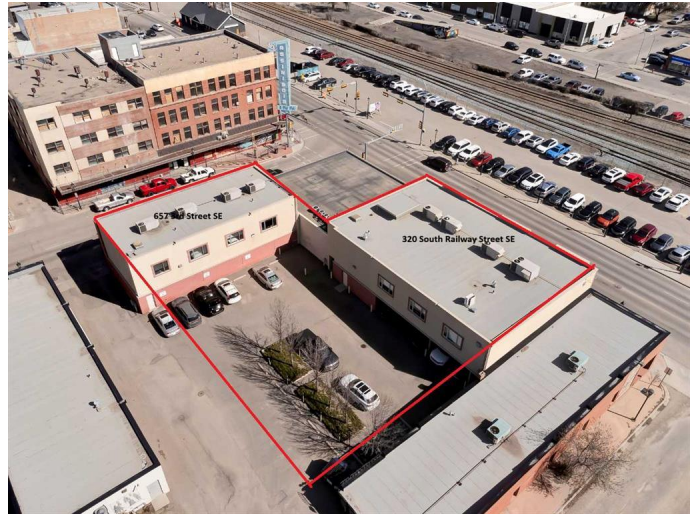
Built in 2009

## 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      91  
Zoning                  MU-D

**Listing Details**

Listing Office           RE/MAX MEDALTA REAL ESTATE

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