

**524 2 Street SE
Medicine Hat, Alberta****MLS # A2239826****\$795,000****Division:** NONE**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** Rellim Building**Bus. Name:** -**Size:** 12,000 sq.ft.**Zoning:** MU-D**Heating:** Forced Air, Natural Gas**Floors:** -**Roof:** Membrane**Exterior:** Brick**Water:** -**Sewer:** -**Inclusions:** N/A**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.15 Acre**Lot Feat:** -

This solid brick commercial downtown office building has a 50' x 120' blueprint with close to 9,100 square feet of useable area (approx. 4,550 square feet per floor). It was built in 1912 and received recognition as a Centennial Building in Medicine Hat. It has been well maintained over the years and all main floor spaces are fully leased to office or personal service users with more than half of the upstairs suites rented as well. Numerous upgrades have been done including a new roof in 2015. Don't miss this opportunity to own a historic downtown, well built property. Please call an agent to view!