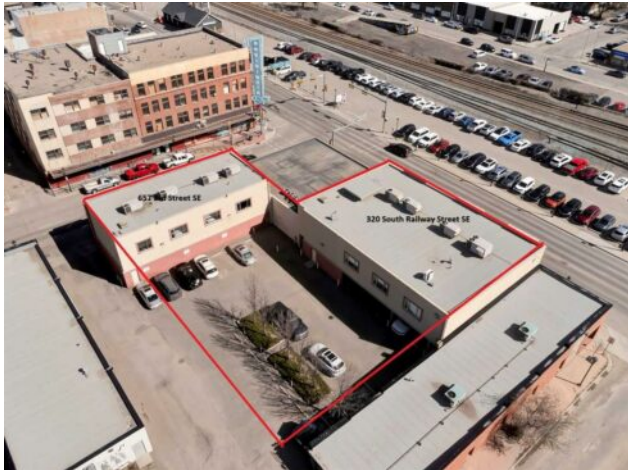


**MLS # A2245716**

## Medicine Hat, Alberta



# \$2,390,000

**Division:** Medicine Hat

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,654 sq.ft.

**Zoning:** MU-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

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&mdash;perfect for a new lease that could increase the cap rate from the current 7% to a potential 8.5%.