

\$795,000 - 524 2 Street Se, Medicine Hat

MLS® #A2239826

\$795,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

NONE, Medicine Hat, Alberta

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!

Built in 1912

Essential Information

MLS® #	A2239826
Price	\$795,000
Bathrooms	0.00
Acres	0.15
Year Built	1912
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	524 2 Street Se
Subdivision	NONE
City	Medicine Hat



County	Medicine Hat
Province	Alberta
Postal Code	T1A 0C6

Interior

Heating	Forced Air, Natural Gas
Cooling	Full

Exterior

Roof	Membrane
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2025
Days on Market	23
Zoning	MU-D

Listing Details

Listing Office	TMV PROPERTY GROUP LTD.
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.