

# \$699,900 - 222 South Railway Street Se, Medicine Hat

MLS® #A2177991

**\$699,900**

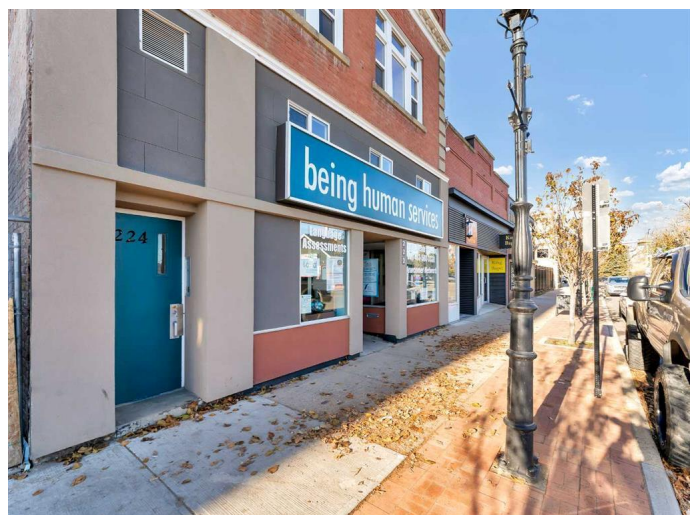
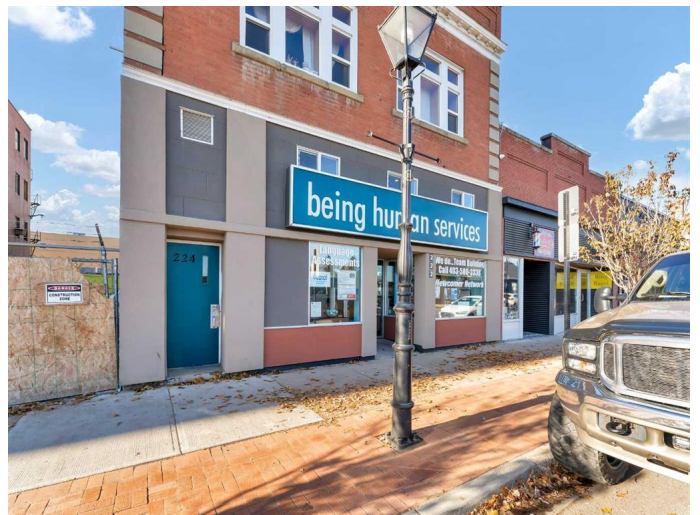
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

This fully leased, mixed-use property in historic downtown Medicine Hat presents an exceptional investment opportunity with a 10% cap rate and immediate positive cash flow. The main floor features nine versatile offices, two large boardrooms or training rooms, two bathrooms, and a staff kitchen with a break area, all designed for maximum functionality. Accessibility is a key benefit, as the main floor is wheelchair-friendly, ensuring that the space can accommodate a wide range of businesses and clients.

The second floor offers a variety of residential options, including a spacious two-bedroom suite, a cozy one-bedroom suite, and two bachelor suites. Each residential unit is equipped with its own independent heating and cooling system, providing year-round comfort for tenants. A shared, coin-operated laundry room adds to the convenience for residents. The property also includes a full basement, which is perfect for additional storage or could be further developed to increase the building's value.

The modernized exterior of the property maintains its historic brick character, offering an appealing facade that complements the vibrant downtown setting. With its prime location, this property is ideal for someone looking to live upstairs while operating a business on the main floor. It offers a unique opportunity to be part of the thriving downtown



community of Medicine Hat, making it an excellent addition to any investment portfolio. Don't miss out on this turnkey opportunity to secure a property with immediate cash flow and long-term potential.

Built in 1910

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2177991   |
| Price      | \$699,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1910       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 222 South Railway Street Se |
| Subdivision | SE Hill                     |
| City        | Medicine Hat                |
| County      | Medicine Hat                |
| Province    | Alberta                     |
| Postal Code | T1A2V3                      |

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2024 |
| Days on Market | 160                 |
| Zoning         | MU-D                |

Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | SOURCE 1 REALTY CORP. |
|----------------|-----------------------|

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