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222 SOUTH RAILWAY STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta



Listing ID:
26836


MLS ID:
A2177991

\$699,900



 **CATHIE CATALANO**
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 222 South Railway Street SE, Medicine Hat , Alberta T1A2V3

Transaction Type

For Sale

Days On Market

113

Zoning

MU-D

Subdivision

SE Hill

Building Type

Mixed Use

Year Built

1910

Structure Type

Office

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1491

Building Area (Sq. Ft.)

6392.00

Building Area (Sq. M.)

593.83

Inclusions

All appliances, furnances, air conditioners, hot water tanks in suites and on main floor. All office furnishings.

Restrictions

None Known

Reports

Appraisal,Financial Statements,Floor Plans,Leases

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.

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