

\$239,900 - 528/530 2 Street Se, Medicine Hat

MLS® #A2174713

\$239,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Welcome to an exceptional commercial property located in the vibrant heart of downtown, where opportunity and visibility come together seamlessly. This unique building is home to P.U.R.E Hair Revolution, a thriving hair salon with an established clientele and a stellar reputation. The salon currently leases one side of the property, adding both value and character to the space. On the other side, youâ€™ll find a Pilates studio, further enhancing the dynamic and diverse atmosphere of the building. The property offers a range of features designed for tenant convenience and comfort. Two shared bathrooms serve both spaces, while expansive storefront windows flood the interiors with natural light, creating an inviting atmosphere. Central air conditioning ensures a pleasant environment year-round, and the buildingâ€™s front and rear access points provide added flexibility for both tenants and clients. At the back of the property, there is an additional space measuring 30'9" by 35'8" still available for lease, offering even more potential for growth and income. Over the years, the building has seen several notable updates. In 2015, all windows and doors were replaced, enhancing both energy efficiency and curb appeal. In 2020, the lighting systems were upgraded with LED fixtures, contributing to lower energy costs and a modern aesthetic. The current lease agreements reflect the propertyâ€™s value and appeal. P.U.R.E Hair Revolution pays \$1020/month plus electrical,



while the Pilates studio pays \$1,300/month plus electrical under a new 1 year lease. Whether youâ€™re looking to expand your business, add to your investment portfolio, or secure a prime location in the heart of the city, this property offers unmatched potential. Donâ€™t miss your chance to capitalize on this exceptional opportunityâ€”contact us today for more information or to schedule a private viewing!

Built in 1920

Essential Information

MLS® #	A2174713
Price	\$239,900
Bathrooms	0.00
Acres	0.00
Year Built	1920
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	528/530 2 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0C6

Amenities

Parking Spaces	4
----------------	---

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Membrane
------	----------

Additional Information

Date Listed	October 24th, 2024
Days on Market	188
Zoning	MU-D



Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.