

# \$190,000 - 745 2 Street Se, Medicine Hat

MLS® #A2222789

**\$190,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

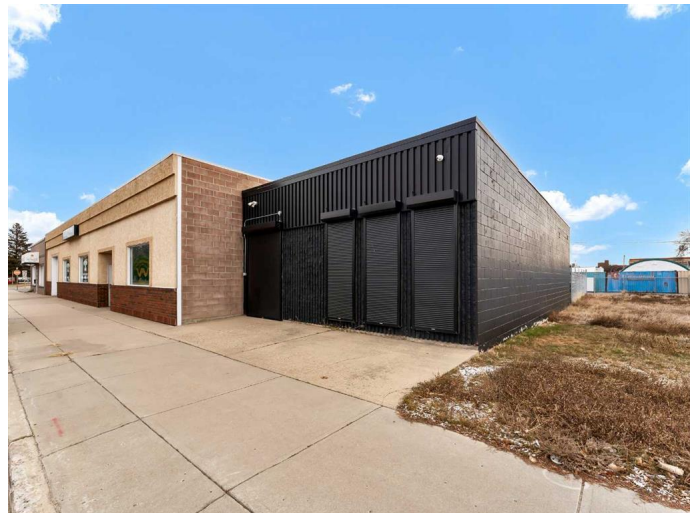
River Flats, Medicine Hat, Alberta

This prime mixed-use commercial building, located just off the highly trafficked Maple Avenue, offers an exceptional opportunity for entrepreneurs and investors. With 1,254 square feet of open-concept space, the interior is designed to accommodate a variety of business needs while maintaining a bright and inviting atmosphere with the large front windows. The building features a bold black exterior, complemented by privacy and security shutters for added functionality and appeal. Inside, there is open space, a mechanical room, storage areas and a 2 piece powder room and a loading/exit door off the back of the building. Additionally, the property boasts a fenced-in yard with convenient alley access, making it ideal for deliveries or extra storage. Perfectly positioned to attract customers and clients, this property provides the perfect blend of visibility, accessibility, and affordability. Whether you're starting a new venture or growing an existing one, this is your chance to take ownership and secure your spot!

Built in 1977

## Essential Information

MLS® #	A2222789
Price	\$190,000
Bathrooms	0.00
Acres	0.00



Year Built	1977
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	745 2 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0E2

### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Roof	Flat
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### Additional Information

Date Listed	June 2nd, 2025
Days on Market	11
Zoning	MU

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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