



GRASSROOTS
REALTY GROUP

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**637-639 2 Street SE
Medicine Hat, Alberta**

MLS # A2300403



\$449,900

Division: SE Hill

Lot Size: 0.22 Acre

Lot Feat: Back Lane, Near Public Transit

By Town: -

LLD: -

Zoning: MU-D

Water: -

Sewer: -

Utilities: -

Located in the heart of Medicine Hat's vibrant downtown core, this property offers an exceptional opportunity for investors, business owners, or those looking to be part of the city's ongoing revitalization. Positioned just steps from City Hall and surrounded by an abundance of coffee shops, restaurants, pubs, and retail amenities, the location simply can't be beat. With the downtown core continuing to see renewed growth and development, this property presents strong potential for future value and a variety of possible uses. Whether you're looking to establish a business, expand your portfolio, or secure a prime central location, this is an opportunity worth exploring. Immediate possession available.