



**502 3 Avenue SE
Medicine Hat, Alberta**

MLS # A2318200



\$624,900

Division:	SE Hill		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	1,883 sq.ft.	Age:	1969 (57 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 4 Refrigerator, Stoves , 4 Ac wall units

Welcome to 502 3 Avenue SE, a well-maintained fourplex revenue property located on the desirable SE Hill, centrally situated and within easy reach of shopping, schools, parks, and other everyday amenities. This investment property features three 2-bedroom, 1-bath units and one 1-bedroom, 1-bath unit. All units have been painted within the last two years, with three of the four suites offering durable tile and laminate flooring, while the fourth features a combination of carpet and tile. Tenants will also appreciate the convenience of shared coin-operated laundry on site. The coin laundry is supplied by BK Coin Supplies. Outside, the property offers ample parking with powered stalls for all four units, as well as a storage shed ideal for maintenance equipment and additional storage needs. The well-maintained exterior and functional layout make this property an attractive and low-maintenance investment opportunity. Whether you're looking to expand an existing rental portfolio or make your first investment in the rental market, this property offers excellent potential and steady income opportunities.