



GRASSROOTS
REALTY GROUP

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655 2 Street SE
Medicine Hat, Alberta

MLS # A2322726



\$379,000

Division: SE Hill
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,608 sq.ft.
Zoning: MU-D

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

Prime Mixed-Use Commercial Opportunity in the Heart of Downtown! Located on one of Medicine Hat's most historic and high-traffic streets, 655 2 Street SE offers an exceptional opportunity for business owners and investors alike. With 2,608 sq. ft. of versatile main floor space, this property is ideally suited for retail, fitness, professional services, or a variety of other commercial uses. The main floor features a bright and open storefront/showroom area, private office space, 2 bathrooms, and an abundance of storage with two dedicated storage rooms. The functional layout provides flexibility to customize the space to suit your business needs. Downstairs, you'll find an additional 1,658 sq. ft. basement, offering even more storage or potential workspace options. Adding to the convenience, the property includes covered rear parking for 3 vehicles—a valuable asset in the downtown core. Positioned in a vibrant and established location surrounded by local businesses, shops, and amenities, this is an outstanding chance to secure a prime commercial space in one of the city's most desirable downtown locations. Building only is for sale not the business