



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

601 2 Street SE
Medicine Hat, Alberta

MLS # A2326907



\$350,000

Division: SE Hill
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 6,889 sq.ft.
Zoning: MU-D

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Unlock the potential of one of Downtown Medicine Hat's prominent historic properties. Built in 1913 and situated on one of the city's highest-profile corners, this landmark building offers exceptional exposure, outstanding traffic counts, and endless possibilities for redevelopment. The main floor features two separate commercial storefronts of approximately 1,550 and 1,750 square feet, each with large display windows that provide excellent visibility for retail, restaurant, office, or service-based businesses. Above, the second floor has already been gutted, creating a blank canvas ready to be transformed to suit your vision. Whether you're considering residential lofts, boutique short-term rental suites, professional offices, creative studio space, or a unique mixed-use development (subject to municipal approval), the opportunity is here to create something truly special. While the building requires significant renovation, opportunities like this are becoming increasingly rare. Its prime Downtown location, historic character, and flexible layout provide the foundation for an ambitious restoration or redevelopment project that could become a cornerstone of Medicine Hat's vibrant city centre. If you've been searching for a project with character, visibility, and exceptional upside, this is your chance to bring new life to a piece of local history. Please note, this property is to be subdivided, and the proposed lot will be 50x70 (listed property taxes would be adjusted accordingly after subdivision)