



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

662/664 1 Street SW
Medicine Hat, Alberta

MLS # A2329321



\$439,000

Division:	NONE		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,821 sq.ft.	Age:	1973 (53 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	-		

Heating:	Boiler, Forced Air	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-LD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Refrigerator x2, Stove x2, Window A/C x2, Window Coverings

Excellent investment opportunity in the heart of Medicine Hat's Harlow neighbourhood! This well-maintained side-by-side duplex offers immediate revenue with long-term tenants already in place, making it an ideal addition to any investment portfolio. With separate utilities paid by the tenants and a current gross rental income of \$2,200 per month, this is a fantastic opportunity for both seasoned investors and those looking to enter the rental market. It also offers excellent flexibility for buyers wanting to live in one unit while generating income from the other. Situated on a generous 50' x 127' lot, the property features two well-designed units. Unit 644 offers a spacious 2+2 bedroom layout with 2 full bathrooms, while Unit 662 features 2+1 bedrooms and 1 full bathroom. A new furnace was installed in Unit 662 in 2024, and the property also benefits from updated shingles completed in 2019 providing added peace of mind for years to come. The detached garage (measurements are 12.4ft x 26.3ft) offers valuable storage space or the potential to generate additional rental income. Conveniently located in the established Harlow neighbourhood, close to schools, parks, shopping, and everyday amenities, this property is well-positioned for long-term investment success. Whether you're looking to expand your investment portfolio or searching for the perfect live-up/rent-down opportunity, this duplex offers an excellent combination of cash flow, flexibility, and future potential.