

DOWNTOWN COMMERCIAL BUILDING

Asking Price:
\$474,900.00

360 2nd Street SE
Medicine Hat, AB



Well built concrete and brick building in Downtown Medicine Hat with private parking in back. This building was built for a chiropractor office, but would work well for professional offices or medical clinic. Large reception area, bright and open waiting room and 4 private exam rooms, offices, storage and more.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
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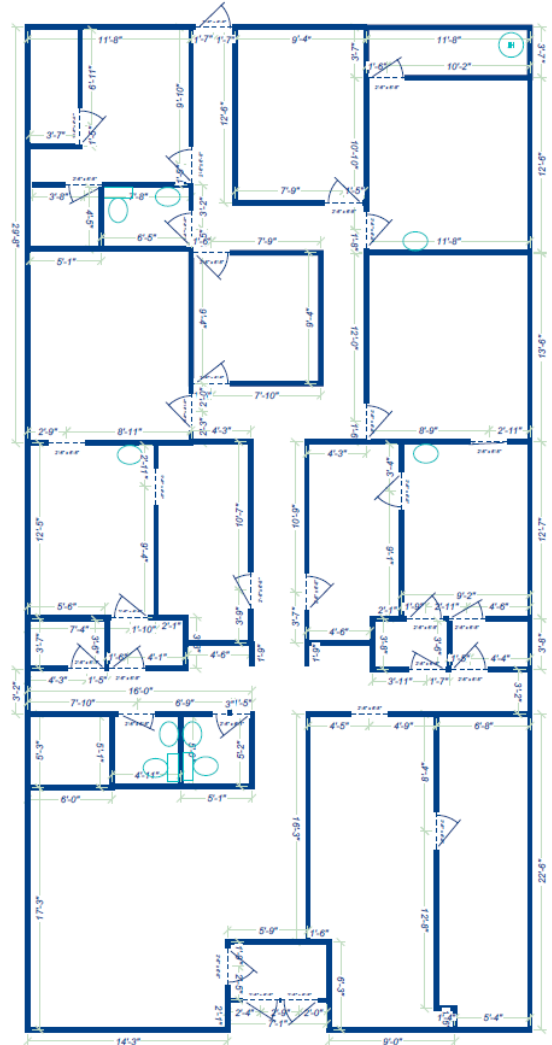


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Features:

- Building Size 3060 sq ft
- Property Taxes: \$7,630.00 (2024)
- Year Built: 1968
- Parking in back for 5 vehicles, or 9 tandem
- Lot Size: 15.24 x 39.62m
- Legal: Plan 1491, Block 3, Lot 13
- Average Utilities: \$315/month (vacant property)



Measurements are approximate

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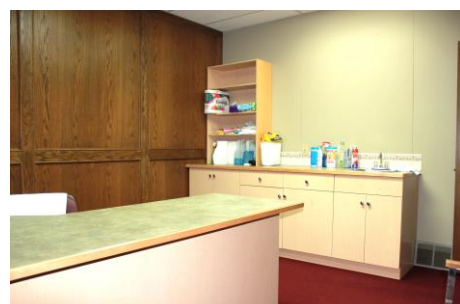
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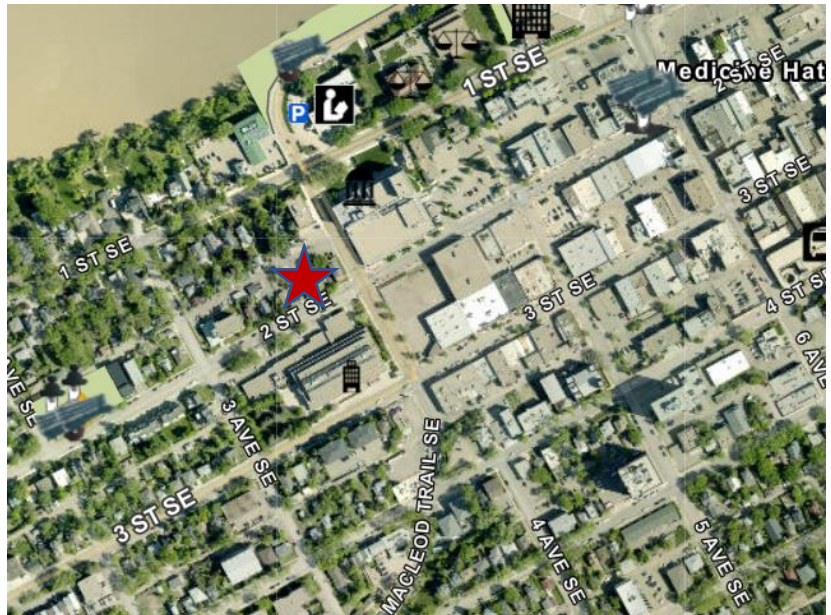
• ZONING – DOWNTOWN MIXED USE DISTRICT (MU-D)

PERMITTED USES ¹⁰³

Business and Professional Offices
Business Support Services
Day Care Facilities
Government Services
Health Care Facilities
Health Care Offices
Restaurants
Retail and Consumer Services

DISCRETIONARY USES ¹⁰⁴

Accessory Uses
Animal Services
Apartments
Artist Studios
Bars
Clubs
Community Centres
Cultural Facilities
Education Institutions
Garages
Home Occupations
Hotels
Live Work Residences
Markets
Multiple Unit Residential Development
Parking Facilities
Places of Amusement
Places of Worship
Recreation Facilities
Supervised Consumption Site



102 Amended by Bylaw 4352 – June 7, 2016

103 Amended by Bylaw 4634 – September 9, 2020 1

04 Amended by Bylaw 4634 – September 9, 2020

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