\$239,900 - 528/530 2 Street Se, Medicine Hat

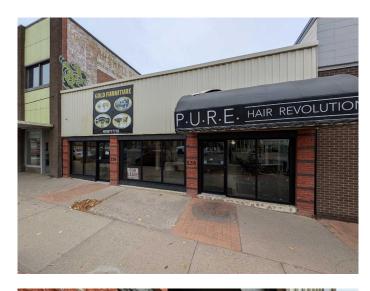
MLS® #A2174713

\$239,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Welcome to an exceptional commercial property located in the vibrant heart of downtown, where opportunity and visibility come together seamlessly. This unique building is home to P.U.R.E Hair Revolution, a thriving hair salon with an established clientele and a stellar reputation. The salon currently leases one side of the property, adding both value and character to the space. On the other side, you'II find a Pilates studio, further enhancing the dynamic and diverse atmosphere of the building. The property offers a range of features designed for tenant convenience and comfort. Two shared bathrooms serve both spaces, while expansive storefront windows flood the interiors with natural light, creating an inviting atmosphere. Central air conditioning ensures a pleasant environment year-round, and the building's front and rear access points provide added flexibility for both tenants and clients. At the back of the property, there is an additional space measuring 30'9" by 35'8" still available for lease, offering even more potential for growth and income. Over the years, the building has seen several notable updates. In 2015, all windows and doors were replaced, enhancing both energy efficiency and curb appeal. In 2020, the lighting systems were upgraded with LED fixtures, contributing to lower energy costs and a modern aesthetic. The current lease agreements reflect the property's value and appeal. P.U.R.E Hair Revolution pays \$1020/month plus electrical,





while the Pilates studio pays \$1,300/month plus electrical under a new 1 year lease. Whether you're looking to expand your business, add to your investment portfolio, or secure a prime location in the heart of the city, this property offers unmatched potential. Don't miss your chance to capitalize on this exceptional opportunityâ€"contact us today for more information or to schedule a private viewing!

Built in 1920

Essential Information

MLS® # A2174713 Price \$239,900

Bathrooms 0.00
Acres 0.00
Year Built 1920

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 528/530 2 Street Se

Subdivision SE Hill

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 0C6

Amenities

Parking Spaces 4

Interior

Heating Forced Air, Natural Gas

Cooling Central Air

Exterior

Roof Membrane

Additional Information

Date Listed October 24th, 2024

Days on Market 203

Zoning MU-D



Listing Office ROYAL LEPAGE COMMUNITY REALTY

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