



**GRASSROOTS**  
REALTY GROUP

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**340 Maple Avenue SE  
Medicine Hat, Alberta**

**MLS # A2272791**

**\$399,900**



**Division:** River Flats

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,700 sq.ft.

**Zoning:** MU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Rooftop HVAC Units (2)

Great affordable investment opportunity with this centrally located commercial building. This 2700 sq ft building located in the heart of the city has two units, both occupied by established long term tenants. One side is 1000sqft and the other 1700sqft with a full sound wall between units. Each side has a 2 piece bath and dedicated rooftop HVAC units that were replaced in 2015, along with the roof. The larger unit has two front doors, lending flexibility to future uses. There is 200AMP electrical service and the tenants split the utilities. The brick and block construction makes for low maintenance. Whether you are looking for a turn key investment or a highly visible location for your own business, this property meets your needs.