



**623 Industrial Avenue SE  
Medicine Hat, Alberta**

**MLS # A2283668**



**\$779,000**

<b>Division:</b>	River Flats		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	-		
<b>Size:</b>	2,858 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator x4, Stove x4, Dishwasher x4, Range Hood x4, Washer x4, Dryer x4, Window Coverings, Central Air Conditioner

Turn-Key Four-Plex with Strong Income Potential This well-cared-for four-plex offers a smart opportunity for investors looking to add a stable, income-producing property to their portfolio. Designed with efficiency and tenant comfort in mind, each unit features a functional bilevel layout that maximizes space and livability. The main level in every unit includes a bright, spacious living room with direct access to a private deck, along with enclosed storage conveniently located below. A generous dining area connects seamlessly to the practical kitchen, complete with ample cabinetry and a corner pantry&mdash;well suited for daily use. The primary bedroom is also located on the main floor and offers the added benefit of a walk-in closet and a private 3-piece ensuite. Downstairs, each unit is fully developed with two additional bedrooms, a full 4-piece bathroom, dedicated laundry area, and plenty of storage space. With mirrored layouts across all four units, private outdoor areas, and consistent design throughout, this property delivers excellent rental appeal and ease of management. A well-maintained, low-maintenance four-plex offering immediate income and long-term value&mdash;an ideal addition to any investment strategy.