



**112 1 Street NE
Medicine Hat, Alberta**

MLS # A2300316



\$899,900

Division:	Riverside		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,498 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.21 Acre		
Lot Feat:	-		

Heating:	Boiler	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Membrane	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 8 Fridges, 8 Stoves, 8 Wall A/C, 2 Washers/Dryers (Coin Operated)

Pride of ownership is evident in this pristine 8-unit apartment building, ideally located in the mature Riverside area. Featuring a solid revenue mix of 6 two-bedroom units and 2 one-bedroom units, this property offers both stability and strong tenant appeal. 2 units have been tastefully updated with modern vinyl plank flooring, along with renovated kitchens and bathrooms. The building also benefits from newer windows and a durable membrane roof, helping to minimize future maintenance. Additional upgrades include two hot water tanks replaced in 2018. Each unit is equipped with a fridge, stove, and wall-mounted air conditioner, providing convenience and comfort for tenants. The property also includes two coin-operated washers and dryers for added income potential, as well as rear paved parking. Four units feature private balconies, enhancing tenant satisfaction and retention. With long-term tenants already in place and a location just steps from downtown, restaurants, and amenities, this is a turnkey investment opportunity you won't want to miss.