



223 5 Street NW
Medicine Hat, Alberta

MLS # A2304150



\$650,000

Division:	Riverside		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,920 sq.ft.	Age:	1976 (50 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Bldg Name:	-
Floors:	Carpet, Linoleum	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R-LD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: fridge (4), stove (4), shed

Excellent investment opportunity with this well-maintained fourplex offering strong income potential and long-term stability. Three of the four units are currently occupied by reliable long-term tenants, providing immediate cash flow, while the vacant unit has been recently refreshed with fresh paint and newer main floor flooring—ideal for owner occupancy or to maximize rental income at current market rates. Each unit features a functional and consistent layout, with the main floor offering a spacious kitchen, dining area, and bright living room complete with a cozy fireplace, along with a convenient 2-piece bathroom. The lower level includes two comfortable bedrooms, a full 4-piece bathroom, laundry area, and mechanical room, creating practical and desirable living spaces for tenants. The property has seen important updates over time, including new shingles in 2025 and mid efficiency furnaces and 2 hot water tanks (2020 & 2025). All units are equipped with central air conditioning, adding to tenant comfort and overall appeal.