

# \$550,000 - 645 3 Street Se, Medicine Hat

MLS® #A2186039

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Historic Downtown Medicine Hat, has been undergoing some major changes to revitalize the retail, professional services, and entertainment sector in the heart of our City. Now is the time to capitalize on the excitement, and purchase this diverse revenue opportunity! With a large footprint and street frontage, the uses for the main floor of the building and mezzanine, are countless. In the rear of the building is a furnished 2 bedroom suite for residential revenue, or to owner occupy with your business up front! Major upgrades to this building over the past years, and exceptional maintenance, means that there is very little to do, to occupy this space or solicit a long term tenant. With a total area of above grade developed space at 9620sf, work spaces could easily be opened up, or partitioned to meet your needs. Floor plan available. There is 400AMP electrical service, forced air furnaces, air conditioning in the storefront, modern washrooms (accessible), well kept interior and exterior finishes, and access to plenty of parking. Call for your personal tour today!

Built in 1946

## Essential Information

MLS® #	A2186039
Price	\$550,000
Bathrooms	0.00



Acres	0.00
Year Built	1946
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	645 3 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0H4

### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

### Exterior

Roof	Asphalt Shingle
Foundation	Slab

### Additional Information

Date Listed	January 4th, 2025
Days on Market	102
Zoning	MU-D

### Listing Details

Listing Office	CIR REALTY
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