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645 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta



Listing ID:
27227


MLS ID:
A2186039

\$550,000



 **JEN BOYLE**
 (403) 458-3974

 **CIR REALTY**
 403-271-0600

 645 3 Street SE, Medicine Hat , Alberta T1A0H4

Transaction Type For Sale	Title Fee Simple	Days On Market 112
Zoning MU-D	Subdivision SE Hill	Building Type Commercial Mix
Year Built 1946	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1491	Building Area (Sq. Ft.) 9075.00
Building Area (Sq. M.) 843.09	Roof Asphalt Shingle	Foundation Slab
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions Furnishings in the residential suite
Restrictions None Known	Reports Floor Plans	

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!

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