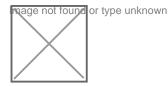


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

645 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine Hat, Alberta

Listing ID: 27227

MLS ID: A2186039

\$550,000



△ JEN BOYLE

2 (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

Property Type

Structure Type Mixed Use

Commercial

Building Area (Sq. Ft.)

Property Sub Type

Mixed Use

Legal Plan

Asphalt Shingle

9075.00

Building Area (Sq. M.)

843.09

Roof

1491

Foundation

Slab

Cooling

Heating Central Air

Forced Air, Natural Gas

Inclusions

Furnishings in the residential suite

Restrictions Reports None Known 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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