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649 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Medicine Hat, Alberta



Listing ID:
27486


MLS ID:
A1169834

\$490,000



 **ROD WILSON**
 (403) 548-0156

 **ROYAL LEPAGE COMMUNITY REALTY**
 403-528-4222

 649 3 Street SE, Medicine Hat , Alberta T1A 0H4

Transaction Type

For Sale

Days On Market

1497

Zoning

MU-D

Subdivision

SE Hill

Year Built

2009

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1491

Building Area (Sq. Ft.)

3455.00

Building Area (Sq. M.)

320.98

Construction Type

Brick,ICFs (Insulated Concrete Forms),Wood Frame

Roof

Metal

Foundation

ICF Block

Cooling

Central Air

Heating

Forced Air,Natural Gas

Lot Features

Corner Lot,Low Maintenance Landscape,Near Public Transit,Near Shopping Center,See Remarks,Street Lighting

Commercial Amenities

Storage,Storefront

Access to Property

Back Alley Access,Direct Access

Inclusions

N/A

Restrictions

None Known

Reports

Floor Plans

This 2009 built building is located in the heart of our beautiful city. With its location being on the prime street of downtown, the traffic is high and storefront visibility is huge! With this desirable location it also provides over 3455 SqFt of business space and a basement for storage, meeting anyone's commercial needs. The building was designed to last with ICF concrete blocks, and metal roof. Parking is available directly on the street for your clients and a private parking spot in the rear. Also a huge parkade in the back for staff parking or clients if required. If you're looking to relocate your business or follow your dreams, then look no further. Come have a look.

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