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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 1558	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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