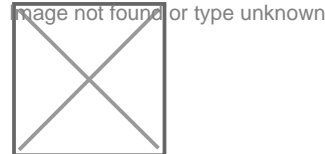


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

645 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Medicine Hat, Alberta



Listing ID:
30504


MLS ID:
A2219415

\$395,000



 **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 119
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	Lot Size (Sq. Ft.) 6692	Lot Size (Acres) 0.15
Footprint (Sq. Ft.) 5988	Roof Asphalt Shingle	Foundation Slab
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Accessible to Major Traffic Route,Major Shopping Nearby,Mixed,Public Transportation Nearby
Inclusions Furniture and furnishings in the residential unit, window (not installed) in residential suite	Restrictions None Known	Reports Floor Plans

Historic Downtown Medicine Hat: Your Next Opportunity Awaits! Historic Downtown Medicine Hat is buzzing with excitement as it undergoes a vibrant revitalization of its retail, professional services, and entertainment sectors. Now is the perfect time to capitalize on the momentum and secure this diverse revenue opportunity in the heart of the city! Endless Potential: With a large footprint and prime street frontage, the possibilities for the main floor and mezzanine are countless. Whether you're envisioning retail, office, or creative spaces, this property is ready to bring your ideas to life. Residential Revenue or Owner Occupancy: The rear of the building features a furnished 2-bedroom suite, perfect for generating residential income or for an owner-occupier who wants to run their business upfront while living on-site. Move-In Ready: Major upgrades and exceptional maintenance mean there's very little to do to occupy this space or lease it to a long-term tenant. Flexible Layout: With a total above-grade developed space of 9,620 sq. ft., workspaces can easily be opened up or partitioned to suit your needs. A detailed floor plan is available for your review. Modern Features: 400AMP electrical service Forced air furnaces Air conditioning in the storefront Accessible modern washrooms Well-maintained interior and exterior finishes Ample on street parking for convenience, parkade behind property This property offers a rare opportunity to be part of the exciting transformation of Historic Downtown Medicine Hat. Call today for your personal tour and discover how this space can help bring your vision to life. Owner may consider leasing. Don't miss out—say YES to the address!

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