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578-580 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
32071


MLS ID:
A2255281

\$790,000



 **MATT TEEL**
 (403) 878-6679

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

 578-580 3 Street SE, Medicine Hat , Alberta T1A 0H3

Transaction Type

For Sale

Days On Market

21

Zoning

MU-D

Subdivision

SE Hill

Year Built

1970

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1491

Building Area (Sq. Ft.)

16605.00

Building Area (Sq. M.)

1542.64

Parking

7

Construction Type

Brick,Concrete

Roof

Tar/Gravel

Foundation

Poured Concrete

Cooling

Central Air

Heating

Boiler,Fan Coil,Forced Air,Hot Water,Natural Gas

Commercial Amenities

Elevator Passenger,Emergency Lighting

Inclusions

N/A

Restrictions

See Remarks

Reports

Leases,Title

Prime Downtown Opportunity! Welcome to the RBC Building, a well maintained corner property in the heart of Medicine Hat's historic downtown. Offering exceptional visibility and access, this mixed use zoned (MU-D) building provides endless possibilities for a wide range of businesses. Patrons will appreciate convenient elevator access(Inspected Annually and updated in 2014), while staff benefit from nearby employee parking located within one block. A sizable onsite parking lot (20 customer stalls & 8 assigned stalls) ensures client convenience. Known for its long standing presence and upkeep over the years, this property is an outstanding chance to secure a piece of downtown's heritage while positioning your business for success. The building tenancies provide a good mix of professional tenants - Dental, Accounting, Health Care, Counselling. Mix of Fixed & Month to Month Leases - Anchor Tenant RBC Lease expires April 2031 - Current Cap Rate Approximately 6%

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