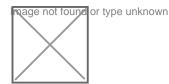


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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



<sup>△</sup> MATT TEEL

**(403) 878-6679** 

■ ROYAL LEPAGE COMMUNITY REALTY

**403-528-4222** 

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

**Transaction Type Days On Market** For Sale

21

Zoning MU-D

Subdivision

Year Built SE Hill 1970

RBC Lease expires April 2031 - Current Cap Rate Approximately 6%

subsequent interactions. For more information see our website's Terms of Use.

Structure Type

**Property Type** Commercial

**Property Sub Type** 

Low Rise (2-4 stories)

Building Area (Sq. Ft.)

Mixed Use

Legal Plan 1491

Building Area (Sq. M.)

**Parking** 

16605.00

1542.64

**Construction Type** Brick.Concrete

Roof Tar/Gravel **Foundation Poured Concrete** 

Cooling

Heating

**Commercial Amenities** 

Central Air

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

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in

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