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## 570 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta

**Listing ID:**  
32087

**MLS ID:**  
A2256164

**\$318,000**



 **JIAN HUI OUYANG**  
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 403-245-0773

 570 3 Street SE, Medicine Hat, Alberta T1A0H3

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	143	MU-D
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
SE Hill	1940	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	1491
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
3000.00	278.71	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	Leases	

Nestled in the heart of Medicine Hat's charming historic downtown, this property offers an excellent investment opportunity on a prime street. With high traffic and exceptional storefront visibility, this 3,000 SF mixed-use retail building at 570, 3 Street SE is fully leased to a popular pizza shop under a triple net (NNN) lease, ensuring stable income from a reliable tenant. This well-positioned asset is situated in a thriving area with strong long-term potential and boasts beautiful curb appeal. The historic downtown location adds a unique charm and character, attracting both locals and visitors. There is ample on-street parking for clients, a convenient drive-through pathway, and plenty of private parking spots in the rear. Additionally, the property features a large back area suitable for staff or additional client parking if needed.

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