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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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 Century 21 Bamber Realty LTD.
 403-245-0773

 570 3 Street SE, Medicine Hat , Alberta T1A0H3

Transaction Type

For Sale

Days On Market

143

Zoning

MU-D

Subdivision

SE Hill

Year Built

1940

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

1491

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

Inclusions

N/A

Restrictions

None Known

Reports

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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