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640 3 STREET SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location
Medicine Hat, Alberta

Listing ID:
32557

MLS ID:
A2265110

\$2,270,000



 **JEN BOYLE**
 (403) 458-3974

 **CIR REALTY**
 403-271-0600

 640 3 Street SE, Medicine Hat , Alberta T1A0H5

Transaction Type

For Sale

Title

Fee Simple

Days On Market

91

Zoning

MU-D

Subdivision

SE Hill

Building Type

Office Building

Year Built

1914

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Office

Legal Plan

1491

Building Area (Sq. Ft.)

14698.00

Building Area (Sq. M.)

1365.48

Lot Size (Sq. Ft.)

5850

Lot Size (Acres)

0.13

Footprint (Sq. Ft.)

5850

Construction Type

Brick,ICFs (Insulated Concrete Forms),Metal Frame

Roof

Metal

Cooling

Central Air

Heating

Forced Air,Natural Gas

Lot Features

Near Public Transit,Near Shopping Center

Commercial Amenities

Boardroom,Exercise Room,Kitchen,Storage

Inclusions

Appliances and media fixtures to be finalized on a purchase contract

Restrictions

None Known

Reports

Building Plans

Prime Downtown Medicine Hat Office Building – Fully Renovated, Turnkey Investment Opportunity Presenting a rare opportunity to acquire a fully renovated, Brick/ICF Block office building in the heart of downtown Medicine Hat. This exceptional property is ideally suited for both strong commercial revenue generation and owner-occupied use, offering a flexible layout and premium upgrades designed for today's business needs. Key Features & Upgrades:

- 41 Private Office Spaces – Versatile layouts to accommodate a range of professional tenants or business units
- 2 Boardrooms & Multiple Co-Working Spaces – Designed for collaboration, team meetings, and productivity
- 2 Modern Coffee/Lunch Areas – Outfitted with ice/water fridges, dishwashers, microwaves, sinks, and a state-of-the-art specialty coffee dispenser (\$24,000 investment)
- Reception, Waiting & Common Areas – Professional first impression for clients and guests
- Fitness Room & Very Large Storage Areas – Added value for tenants and staff convenience
- Rooftop Patio – Unique outdoor amenity for events, breaks, or networking
- Advanced IT & Security Infrastructure:
- Cat 6 wiring with electrical and fiber optic service throughout the building
- Cabling for voice and data (Cat6 with Cat5 backup)
- CCTV access systems and Salto locks on secure areas (front entrance, I.T./comms room, main boardroom)
- Patch panel supporting 28 access points across 3 stories
- Dedicated I.T./communications room with new electrical wiring
- All office doors upgraded to master key accessibility
- New Desks & Chairs Throughout – Move-in ready for immediate occupancy
- Upgraded Flooring, Modern Windows & Metal Roof – Low-maintenance, energy-efficient, and built to last
- Well-Maintained HVAC Units (all less than 10 years old) – Comfort and efficiency for all tenants
- ICF Block & Brick Construction – Superior insulation, soundproofing, and durability

Investment Highlights:

- Total building renovation completed with over \$200,000 invested in 2024 in modern upgrades and amenities
- Flexible zoning and layout support a variety of business types, co-working, or multi-tenant leasing strategies
- Prime downtown location, walking distance to major amenities, parking, and public transit
- Strong appeal for both investors seeking stable commercial income and business owners seeking a premium, centralized headquarters

This property represents a turnkey solution for investors or owner-occupiers looking for a modern, secure, and highly functional office environment in Medicine Hat's thriving downtown core.

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