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645 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta

Listing ID:
33615

MLS ID:
A2279578

\$400,000



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 645 3 Street SE, Medicine Hat , Alberta T1A0H4

Transaction Type For Sale	Title Fee Simple	Days On Market 66
Zoning MU-D	Subdivision SE Hill	Building Type Commercial Mix
Year Built 1946	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1491	Building Area (Sq. Ft.) 9075.00
Building Area (Sq. M.) 843.09	Lot Size (Sq. Ft.) 6692	Lot Size (Acres) 0.15
Footprint (Sq. Ft.) 5988	Roof Asphalt Shingle	Foundation Combination
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Accessible to Major Traffic Route,Major Shopping Nearby,Mixed,Public Transportation Nearby
Inclusions Some Furniture and furnishings in the residential suite, window (not installed) in residential suite	Restrictions None Known	Reports Environmental Phase 1,Floor Plans

Historic Downtown Medicine Hat is in the middle of an exciting revitalization—now's your chance to secure a versatile, income-generating property in the heart of the city, just steps from the Esplanade Arts & Heritage Centre. Offering 9,620 sq. ft. of above-grade developed space with excellent street frontage, the main floor and mezzanine provide flexible options for retail, office, or creative use (floor plan available). At the rear, a furnished 2-bedroom suite adds value—ideal for rental income or live/work owner occupancy. Well maintained with major upgrades completed, plus 400AMP service, forced air furnaces, A/C in the storefront, accessible modern washrooms, and convenient parking (on-street and parkade behind). Call your REALTOR® today for your private tour.

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