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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

**\$459,000**



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

 **GRASSROOTS REALTY GROUP**  
 587-777-7276

 645 3 Street SE, Medicine Hat , Alberta T1A0H4

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

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