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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



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 **645 3 Street SE, Medicine Hat, Alberta T1A0H4**

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