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## 649 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Medicine Hat, Alberta



**Listing ID:**  
18114


**MLS ID:**  
A1169834

**\$499,900**



 **ROD WILSON**  
 (403) 548-0156

 **ROYAL LEPAGE COMMUNITY REALTY**  
 403-528-4222

 649 3 Street SE, Medicine Hat , Alberta T1A 0H4

**Transaction Type**

For Sale

**Days On Market**

849

**Year Built**

2009

**Zoning**

MU-D

**Subdivision**

SE Hill

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

1491

**Building Area (Sq. Ft.)**

3455.00

**Building Area (Sq. M.)**

320.98

**Construction Type**

Brick,ICFs (Insulated Concrete Forms),Wood Frame

**Roof**

Metal

**Foundation**

ICF Block

**Cooling**

Central Air

**Lot Features**

Corner Lot,Low Maintenance Landscape,Near Shopping Center,Street Lighting,Near Public Transit,See Remarks

**Commercial Amenities**

Storage,Storefront

**Access to Property**

Back Alley Access,Direct Access

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

**Heating**

Forced Air,Natural Gas

This 2009 built building is located in the heart of our beautiful city. With its location being on the prime street of downtown, the traffic is high and storefront visibility is huge! With this desirable location it also provides over 3455 SqFt of business space and a basement for storage, meeting anyone's commercial needs. The building was designed to last with ICF concrete blocks, and metal roof. Parking is available directly on the street for your clients and a private parking spot in the rear. Also a huge parkade in the back for staff parking or clients if required. If you're looking to relocate your business or follow your dreams, then look no further. Come have a look.

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