

# \$499,000 - 645 3 Street Se, Medicine Hat

MLS® #A2219415

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.15 Acres

SE Hill, Medicine Hat, Alberta

Historic Downtown Medicine Hat: Your Next Opportunity Awaits!

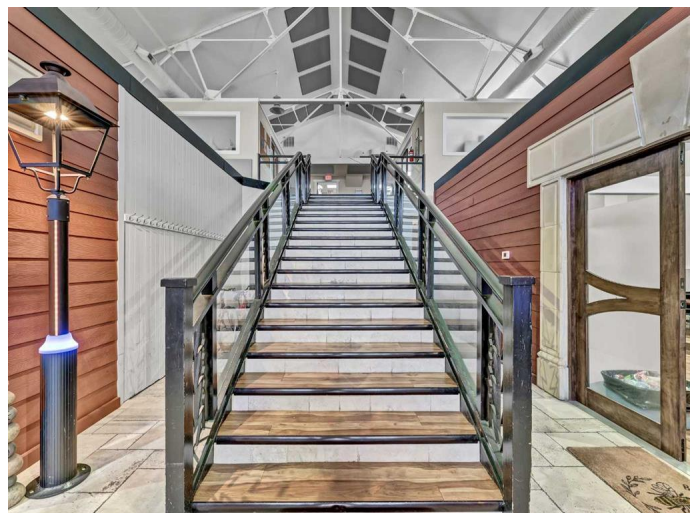
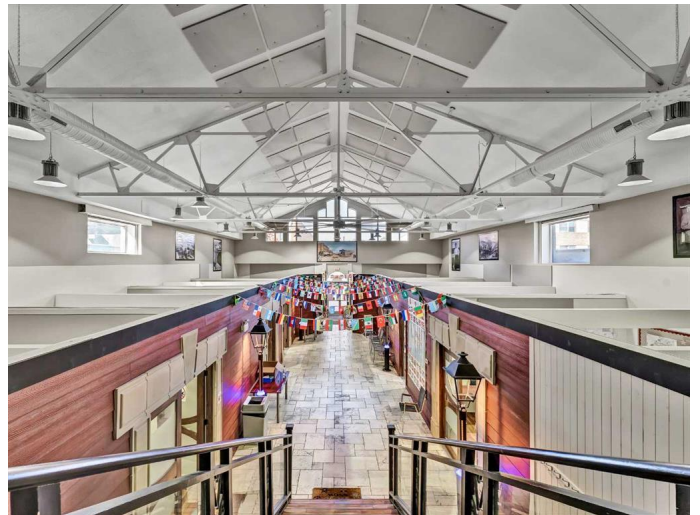
Historic Downtown Medicine Hat is buzzing with excitement as it undergoes a vibrant revitalization of its retail, professional services, and entertainment sectors. Now is the perfect time to capitalize on the momentum and secure this diverse revenue opportunity in the heart of the city!

Endless Potential: With a large footprint and prime street frontage, the possibilities for the main floor and mezzanine are countless. Whether you're envisioning retail, office, or creative spaces, this property is ready to bring your ideas to life.

Residential Revenue or Owner Occupancy: The rear of the building features a furnished 2-bedroom suite, perfect for generating residential income or for an owner-occupier who wants to run their business upfront while living on-site.

Move-In Ready: Major upgrades and exceptional maintenance mean there's very little to do to occupy this space or lease it to a long-term tenant.

Flexible Layout: With a total above-grade developed space of 9,620 sq. ft., workspaces can easily be opened up or partitioned to suit your needs. A detailed floor plan is available



for your review.

#### Modern Features:

400AMP electrical service

Forced air furnaces

Air conditioning in the storefront

Accessible modern washrooms

Well-maintained interior and exterior finishes

Ample on street parking for convenience,  
parkade behind property

This property offers a rare opportunity to be  
part of the exciting transformation of Historic  
Downtown Medicine Hat.

Call today for your personal tour and discover  
how this space can help bring your vision to  
life. Owner may consider leasing. Donâ€™t  
miss outâ€™say YES to the address!

Built in 1946

#### Essential Information

MLS® #	A2219415
Price	\$499,000
Bathrooms	0.00
Acres	0.15
Year Built	1946
Type	Commercial
Sub-Type	Mixed Use
Status	Active

#### Community Information

Address	645 3 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0H4

#### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

## Exterior

Roof	Asphalt Shingle
Foundation	Slab

## Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	MU-D

## Listing Details

Listing Office	CIR REALTY
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