

# \$529,000 - 616 3 Street Se, Medicine Hat

MLS® #A2132469

**\$529,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

This fantastic renovated downtown building offers beautiful curb appeal, as well as thoughtful updated interior design, perfect to highlight any business! Located in the downtown retail hub of Medicine Hat beside Travois Ale & across from Yoke x Hem, this property is within close proximity to many of the main branches of Medicine Hat's financial institutions, as well as law offices, accounting and insurance firms. Offering just over 5,000 square feet of usable space, this building has existing separate men's and women's washroom facilities and a partial basement which could be used for storage. Many upgrades have been completed to this property including a completely new front on the building, a new back entry area, electrical upgrades, & interior improvements in the last few years. The roof and rooftop air unit are approx. 6 years old. Would producing and selling coffee beans compliment to your business or brand?? A unique opportunity is also available for the new owner of this building to own and operate their own coffee roasting business - as this building is all set up with equipment and ready to go! (coffee equipment/supplies/business is not included in the asking price for the building, but can be purchased in addition to. Or can be removed from the building as well) Call today for a private viewing!

Built in 1915



## Essential Information

MLS® #	A2132469
Price	\$529,000
Bathrooms	0.00
Acres	0.00
Year Built	1915
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	616 3 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0H5

## Additional Information

Date Listed	July 29th, 2024
Days on Market	250
Zoning	MU-D

## Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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