

# \$338,000 - 570 3 Street Se, Medicine Hat

MLS® #A2178417

**\$338,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

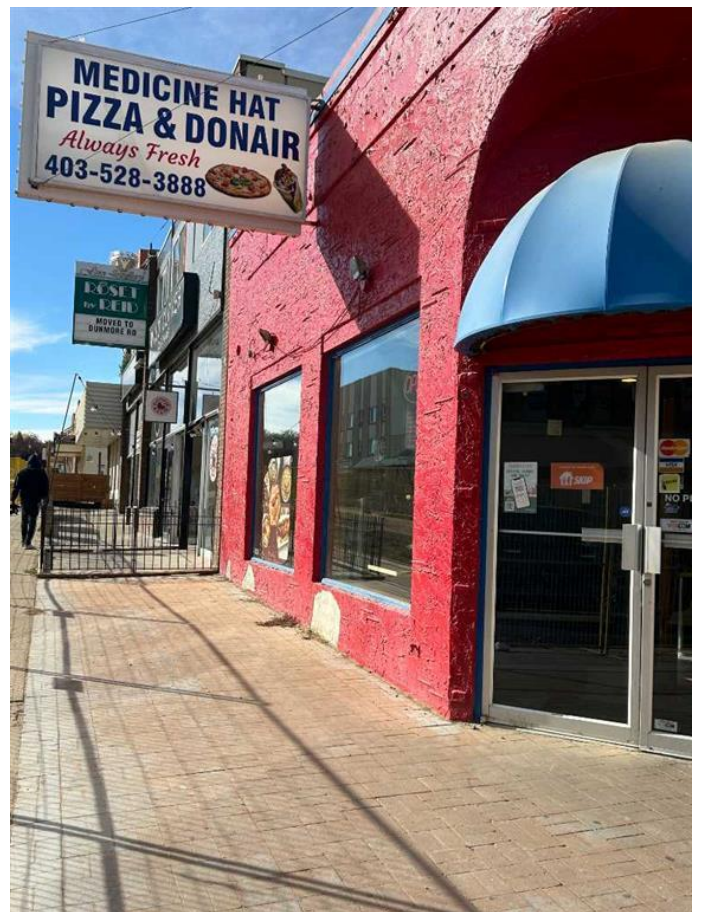
Nestled in the heart of Medicine Hat's charming historic downtown, this property offers an excellent investment opportunity on a prime street. With high traffic and exceptional storefront visibility, this 3,000 SF mixed-use retail building at 570, 3 Street SE is fully leased to a popular pizza shop under a triple net (NNN) lease, ensuring stable income from a reliable tenant.

This well-positioned asset is situated in a thriving area with strong long-term potential and boasts beautiful curb appeal. The historic downtown location adds a unique charm and character, attracting both locals and visitors. There is ample on-street parking for clients, a convenient drive-through pathway, and plenty of private parking spots in the rear. Additionally, the property features a large back area suitable for staff or additional client parking if needed.

Built in 1940

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2178417   |
| Price      | \$338,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1940       |
| Type       | Commercial |
| Sub-Type   | Retail     |



Status Active

### Community Information

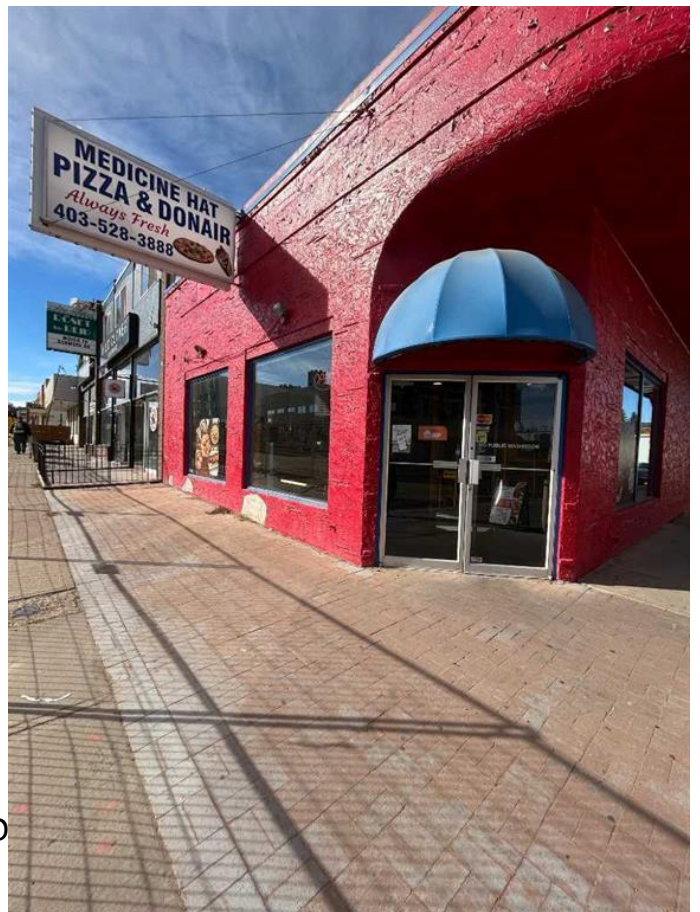
Address 570 3 Street Se  
Subdivision SE Hill  
City Medicine Hat  
County Medicine Hat  
Province Alberta  
Postal Code T1A0H3

### Additional Information

Date Listed November 9th, 2024  
Days on Market 160  
Zoning MU-D

### Listing Details

Listing Office Century 21 Bamber Realty LTD



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