



GRASSROOTS
REALTY GROUP

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640 3 Street SE
Medicine Hat, Alberta

MLS # A2296295



\$2,050,000

Division: SE Hill
Type: Office
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 8,827 sq.ft.
Zoning: MU-D

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: List to be provided	

Prime Downtown Medicine Hat Office Building & Turnkey Opportunity! Fully renovated Brick/ICF office building in the heart of downtown Medicine Hat. Ideal for investors or owner-occupiers, offering 14,698 square feet of development, 41 private offices, 2 boardrooms, co-working spaces, reception areas, and modern lunchrooms. Features include rooftop patio, fitness room, large storage, and many new desks/chairs. Upgraded with Cat6/fiber wiring, CCTV, secure access systems, and dedicated IT room. Recent improvements include flooring, windows, metal roof, and HVAC (all under 10 years). Over \$200,000 in upgrades completed in 2024. Flexible layout supports multi-tenant or single-user use. Prime central location close to amenities, parking, and transit. Move-in ready with strong income potential.