



GRASSROOTS
REALTY GROUP

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477 3 Street SE
Medicine Hat, Alberta

MLS # A2326886



\$1,150,000

Division: SE Hill

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,353 sq.ft.

Zoning: MU-D

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

Fully leased investment opportunity in the heart of Medicine Hat's downtown core. Located within an established commercial and institutional district, 477 3 Street SE is a professionally maintained office property leased to two established tenants under long-term commitments. The property features a low-maintenance exterior, four private parking stalls, excellent accessibility, and is within walking distance of government services, professional offices, financial institutions, restaurants, and other downtown amenities. An exceptional opportunity to acquire a stable, well-located commercial asset with strong long-term investment appeal.