



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

657 3 Street SE
Medicine Hat, Alberta

MLS # A2340511



\$589,000

Division: SE Hill

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,450 sq.ft.

Zoning: UC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Tenant lease

Exceptional opportunity to own a prime downtown building. This striking property, constructed in 2009, features a brick exterior that exudes timeless elegance and durability. Situated in the heart of the city, this building offers an ideal location for both commercial and professional ventures. The second floor houses a spacious and professionally appointed office space. With ample natural light streaming through large windows, this floor creates an inviting and productive work environment. Direct entrance from the street.. A distinct advantage that sets it apart from many other properties in the area—the availability of parking in the back! Currently leased to a Government supported business until 2029