

\$7 - 453 3 Street Se, Medicine Hat

MLS® #A2199760

\$7

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime commercial lease opportunity in the heart of downtown Medicine Hat! This versatile 1,493 sq. ft. space, formerly a retail store, is ideal for retail, office, or professional service businesses. The property features a bright and inviting retail area complemented by a convenient storage section, making it functional for a variety of uses. Key highlights include: Newer flooring and fresh paint throughout, Large street-level display windows, offering excellent natural light and visibility, High-traffic downtown location with plenty of on-street parking for customers, Two dedicated staff parking stall. Additional amenities include a kitchen area for convenience and all utilities included in the operating costs. At just \$7/sq. ft. plus operating costs of \$3.66/sq. ft. per year, the total rent is under \$1,350/month. This is an excellent opportunity to establish or grow your business in a vibrant downtown setting. Donâ€™t miss out on this fantastic spaceâ€”contact your REALTOR® today to schedule a viewing!

Built in 1965

Essential Information

| | |
|-----------|----------|
| MLS® # | A2199760 |
| Price | \$7 |
| Bathrooms | 0.00 |
| Acres | 0.00 |



| | |
|------------|------------|
| Year Built | 1965 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 453 3 Street Se |
| Subdivision | SE Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A 0G8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|-----------------|-------------------------------------------------------------------|
| Lot Description | Level, Near Shopping Center, Street Lighting, Near Public Transit |
|-----------------|-------------------------------------------------------------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 3rd, 2025 |
| Days on Market | 46 |
| Zoning | MU-D |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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