

# \$12 - 16 3 Street Ne, Medicine Hat

MLS® #A2202251

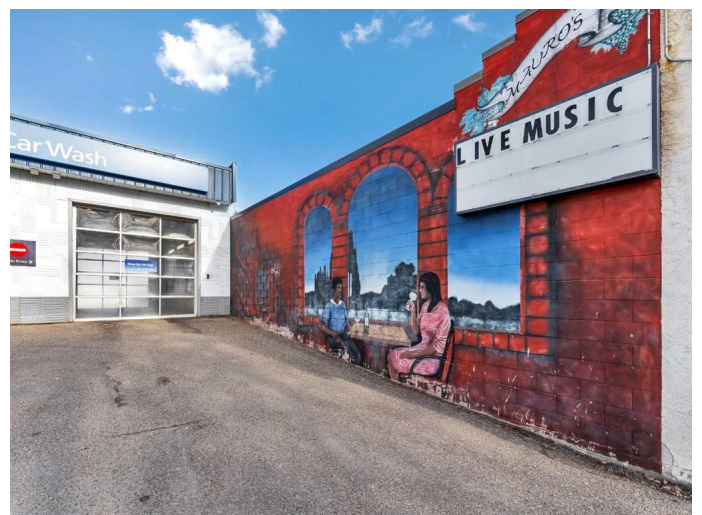
**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Riverside, Medicine Hat, Alberta

Well-Established Riverside Business for Lease! Opportunity awaits at this prime Riverside location! Available for lease is the building and land, along with a fully operational restaurant/pub space. The property offers 3,748 sqft of usable main floor space, which has been updated and renovated over the years, along with a full basement perfect for storage. The space features a fully equipped commercial kitchen, a 115-seat capacity, a pub area, and room for live entertainment, complete with a custom removable stage. This location has long been a local favorite, operating as a neighborhood pub since 1999. The building itself includes two sections: the lower building, built in 1979, and the neighboring side, originally constructed around 1936 with an addition in the mid-1980s. These buildings were combined with the distinctive interior archway that remains today. The kitchen underwent a major renovation in 2019, and both the dining and bar areas were updated between 2020 and 2021. The property enjoys a steady flow of local patrons, as well as visitors coming off the nearby 3rd Street highway exit. This is an exceptional opportunity for a restaurant or pub operator looking to tap into a loyal customer base in a prime Riverside location. Monthly leasing costs are \$5059.80 plus utilities and maintenance. This is your chance to continue the legacy of a true neighborhood pub!

Built in 1979



## Essential Information

MLS® #	A2202251
Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	16 3 Street Ne
Subdivision	Riverside
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5L8

## Additional Information

Date Listed	March 14th, 2025
Days on Market	31

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.