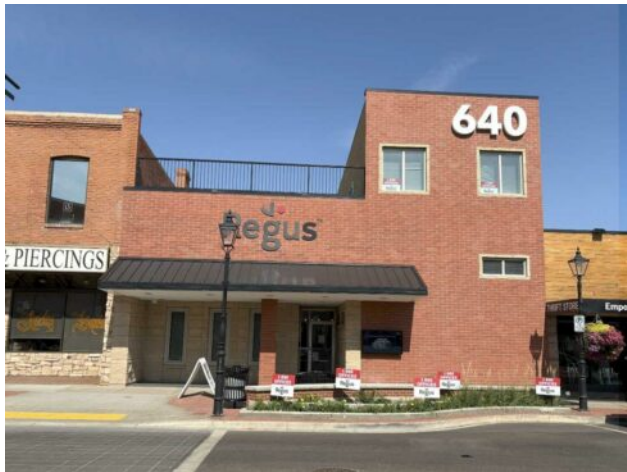


640 3 Street SE  
Medicine Hat, Alberta

MLS # A2265110



## \$2,270,000

Division: SE Hill

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: 640 Professional Building

Bus. Name: -

Size: 14,698 sq.ft.

Zoning: MU-D

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Brick, ICFs (Insulated Concrete Forms), Metal Frame

Water: -

Sewer: -

Inclusions: Appliances and media fixtures to be finalized on a purchase contract

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.13 Acre

Lot Feat: Near Public Transit, Near Shopping Center

Prime Downtown Medicine Hat Office Building & Fully Renovated, Turnkey Investment Opportunity Presenting a rare opportunity to acquire a fully renovated, Brick/ICF Block office building in the heart of downtown Medicine Hat. This exceptional property is ideally suited for both strong commercial revenue generation and owner-occupied use, offering a flexible layout and premium upgrades designed for today's business needs. Key Features & Upgrades: • 41 Private Office Spaces & Versatile layouts to accommodate a range of professional tenants or business units • 2 Boardrooms & Multiple Co-Working Spaces & Designed for collaboration, team meetings, and productivity • 2 Modern Coffee/Lunch Areas & Outfitted with ice/water fridges, dishwashers, microwaves, sinks, and a state-of-the-art specialty coffee dispenser (\$24,000 investment) • Reception, Waiting & Common Areas & Professional first impression for clients and guests • Fitness Room & Very Large Storage Areas & Added value for tenants and staff convenience • Rooftop Patio & Unique outdoor amenity for events, breaks, or networking • Advanced IT & Security Infrastructure: • Cat 6 wiring with electrical and fiber optic service throughout the building • Cabling for voice and data (Cat6 with Cat5 backup) • CCTV access systems and Salto locks on secure areas (front entrance, I.T./comms room, main boardroom) • Patch panel supporting 28 access points across 3 stories • Dedicated I.T./communications room with new electrical wiring • All office doors upgraded to master key accessibility • New Desks & Chairs Throughout & Move-in ready for immediate occupancy • Upgraded Flooring, Modern Windows & Metal Roof & Low-maintenance, energy-efficient,

and built to last • Well-Maintained HVAC Units (all less than 10 years old) – Comfort and efficiency for all tenants • ICF Block & Brick Construction – Superior insulation, soundproofing, and durability Investment Highlights: • Total building renovation completed with over \$200,000 invested in 2024 in modern upgrades and amenities • Flexible zoning and layout support a variety of business types, co-working, or multi-tenant leasing strategies • Prime downtown location, walking distance to major amenities, parking, and public transit • Strong appeal for both investors seeking stable commercial income and business owners seeking a premium, centralized headquarters This property represents a turnkey solution for investors or owner-occupiers looking for a modern, secure, and highly functional office environment in Medicine Hat's thriving downtown core.