

**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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Brick, ICFs (Insulated Concrete Forms), Metal Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.13 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Near Public Transit, Near Shopping Center
<b>Inclusions:</b>	Appliances and media fixtures to be finalized on a purchase contract		

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 &bull; Well-Maintained HVAC Units (all less than 10 years old) &ndash; Comfort and efficiency for all tenants &bull; ICF Block & Brick Construction &ndash; Superior insulation, soundproofing, and durability Investment Highlights: &bull; Total building renovation completed with over \$200,000 invested in 2024 in modern upgrades and amenities &bull; Flexible zoning and layout support a variety of business types, co-working, or multi-tenant leasing strategies &bull; Prime downtown location, walking distance to major amenities, parking, and public transit &bull; 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&rsquo;s thriving downtown core.