

645 3 Street SE
Medicine Hat, Alberta

MLS # A2279578



\$459,000

Division:	SE Hill
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	The Legacy Building
Bus. Name:	-
Size:	9,075 sq.ft.
Zoning:	MU-D
Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Asphalt Shingle
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	Some Furniture and furnishings in the residential suite, window (not installed) in residential suite
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	0.15 Acre
Lot Feat:	-

Historic Downtown Medicine Hat is in the middle of an exciting revitalization—now's your chance to secure a versatile, income-generating property in the heart of the city, just steps from the Esplanade Arts & Heritage Centre. Offering 9,620 sq. ft. of above-grade developed space with excellent street frontage, the main floor and mezzanine provide flexible options for retail, office, or creative use (floor plan available). At the rear, a furnished 2-bedroom suite adds value—ideal for rental income or live/work owner occupancy. Well maintained with major upgrades completed, plus 400AMP service, forced air furnaces, A/C in the storefront, accessible modern washrooms, and convenient parking (on-street and parkade behind). Call your REALTOR® today for your private tour.