

28 3 Street NE  
Medicine Hat, Alberta

MLS # A2287936



## \$1,150,000

**Division:** Riverside

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,428 sq.ft.

**Zoning:** C-N

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Membrane, Rubber

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.18 Acre

**Lot Feat:** Near Public Transit, Near Shopping Center

Excellent opportunity to own a well-maintained commercial property in the heart of Riverside. This one-storey concrete block building offers a total of 5,428 sq ft and is situated on an 8,040 sq ft lot with 67 feet of frontage along 3rd Street NE. The property is demised into two separate bays: a 2,000 sq ft bay currently available for lease, and a 3,428 sq ft bay occupied by Riverside Medical Clinic. The building has undergone numerous renovations, including a 1,428 sq ft addition in 2010, and features quality finishes throughout. Ideal for investors or owner-occupiers, this property provides immediate rental income from the established medical tenant, with the flexibility to lease out or occupy the vacant bay. The site includes off-street private parking for staff and ample on-street parking for clients and visitors. Located in a mature, mixed-use area with stable property values and low vacancy rates, the property is surrounded by established businesses, residential communities, and community amenities. This is a turn-key opportunity in exceptional condition with no outstanding maintenance. Suitable for a variety of commercial uses, with strong potential for additional revenue or owner-occupied business operations.