



602 3 Street SE  
Medicine Hat, Alberta

MLS # A2208483

**\$649,900**



**Division:** SE Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,791 sq.ft.

**Zoning:** MU-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover unparalleled opportunity in this prime downtown building, exceptional street appeal and located at the intersection of 3rd Street and 6th Ave SE. This multi tenant building offers great visibility, ensuring maximum exposure for businesses. Ideal for retail, office or mixed use. Roof was replaced with rubber membrane in 2016 and HVAC are serviced regularly.