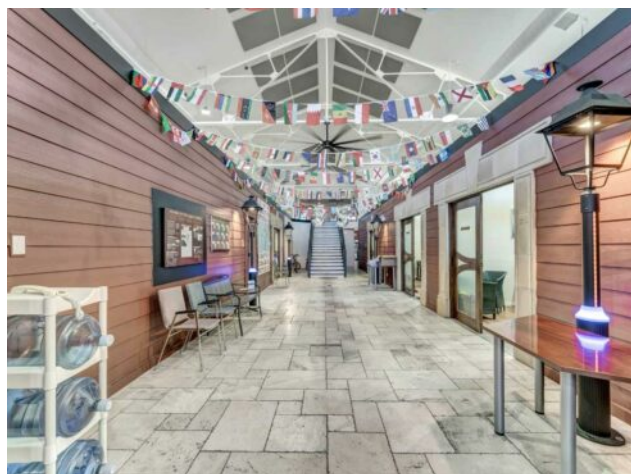


645 3 Street SE
Medicine Hat, Alberta

MLS # A2219415



\$499,000

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: Furniture and furnishings in the residential unit, window (not installed) in residential suite

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

Historic Downtown Medicine Hat: Your Next Opportunity Awaits! Historic Downtown Medicine Hat is buzzing with excitement as it undergoes a vibrant revitalization of its retail, professional services, and entertainment sectors. Now is the perfect time to capitalize on the momentum and secure this diverse revenue opportunity in the heart of the city! **Endless Potential:** With a large footprint and prime street frontage, the possibilities for the main floor and mezzanine are countless. Whether you're envisioning retail, office, or creative spaces, this property is ready to bring your ideas to life. **Residential Revenue or Owner Occupancy:** The rear of the building features a furnished 2-bedroom suite, perfect for generating residential income or for an owner-occupier who wants to run their business upfront while living on-site. **Move-In Ready:** Major upgrades and exceptional maintenance mean there's very little to do to occupy this space or lease it to a long-term tenant. **Flexible Layout:** With a total above-grade developed space of 9,620 sq. ft., workspaces can easily be opened up or partitioned to suit your needs. A detailed floor plan is available for your review. **Modern Features:** 400AMP electrical service Forced air furnaces Air conditioning in the storefront Accessible modern washrooms Well-maintained interior and exterior finishes Ample on street parking for convenience, parkade behind property This property offers a rare opportunity to be part of the exciting transformation of Historic Downtown Medicine Hat. Call today for your personal tour and discover how this space can help bring your vision to life. Owner may consider leasing. Don't miss out—say YES to the address!