

# \$338,000 - 570 3 Street Se, Medicine Hat

MLS® #A2178417

**\$338,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

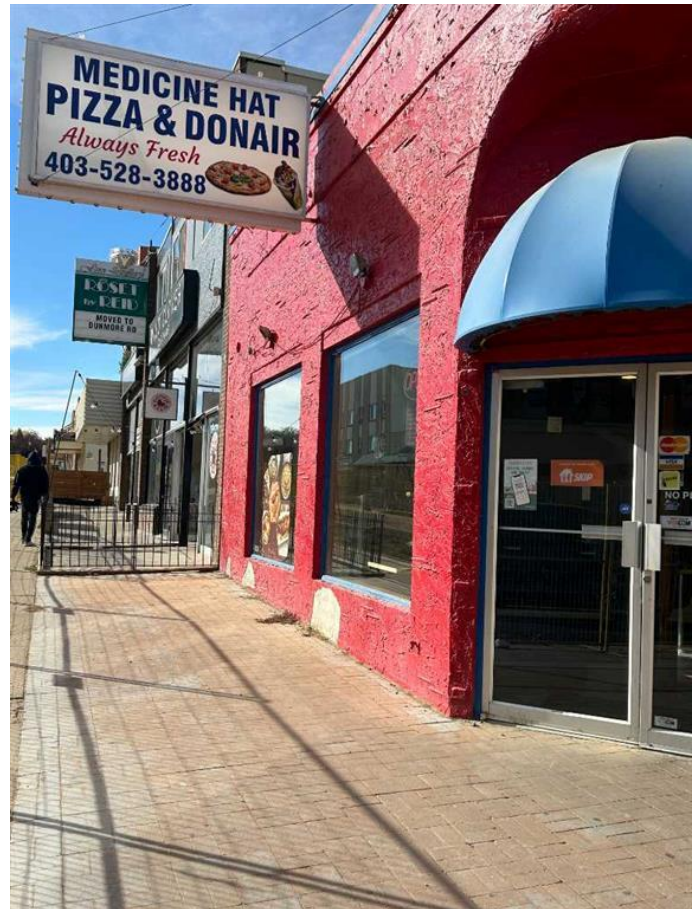
Nestled in the heart of Medicine Hat's charming historic downtown, this property offers an excellent investment opportunity on a prime street. With high traffic and exceptional storefront visibility, this 3,000 SF mixed-use retail building at 570, 3 Street SE is fully leased to a popular pizza shop under a triple net (NNN) lease, ensuring stable income from a reliable tenant.

This well-positioned asset is situated in a thriving area with strong long-term potential and boasts beautiful curb appeal. The historic downtown location adds a unique charm and character, attracting both locals and visitors. There is ample on-street parking for clients, a convenient drive-through pathway, and plenty of private parking spots in the rear. Additionally, the property features a large back area suitable for staff or additional client parking if needed.

Built in 1940

## Essential Information

MLS® #	A2178417
Price	\$338,000
Bathrooms	0.00
Acres	0.00
Year Built	1940
Type	Commercial
Sub-Type	Retail



Status                      Active

**Community Information**

Address                    570 3 Street Se  
Subdivision              SE Hill  
City                        Medicine Hat  
County                    Medicine Hat  
Province                  Alberta  
Postal Code              T1A0H3

**Additional Information**

Date Listed              November 9th, 2024  
Days on Market        171  
Zoning                    MU-D

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD



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