

\$7 - 453 3 Street Se, Medicine Hat

MLS® #A2199760

\$7

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime commercial lease opportunity in the heart of downtown Medicine Hat! This versatile 1,493 sq. ft. space, formerly a retail store, is ideal for retail, office, or professional service businesses. The property features a bright and inviting retail area complemented by a convenient storage section, making it functional for a variety of uses. Key highlights include: Newer flooring and fresh paint throughout, Large street-level display windows, offering excellent natural light and visibility, High-traffic downtown location with plenty of on-street parking for customers, Two dedicated staff parking stalls. Additional amenities include a kitchen area for convenience and all utilities included in the operating costs. At just \$7/sq. ft. plus operating costs of \$3.66/sq. ft. per year, the total rent is under \$1,350/month. This is an excellent opportunity to establish or grow your business in a vibrant downtown setting. Don't miss out on this fantastic space—contact your REALTOR® today to schedule a viewing!

Built in 1965

Essential Information

MLS® #	A2199760
Price	\$7
Bathrooms	0.00
Acres	0.00



Year Built	1965
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	453 3 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0G8

Amenities

Parking Spaces	2
----------------	---

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Level, Near Shopping Center, Street Lighting, Near Public Transit
-----------------	---

Additional Information

Date Listed	March 3rd, 2025
Days on Market	53
Zoning	MU-D

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.