

# \$749,900 - 602 3 Street Se, Medicine Hat

MLS® #A2208483

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

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.

Built in 1941

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2208483   |
| Price      | \$749,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1941       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 602 3 Street Se |
| Subdivision | SE Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 0H5         |

## Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 25              |
| Zoning         | MU-D            |

## **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX MEDALTA REAL ESTATE |
|----------------|----------------------------|

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