

# \$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 stall. 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
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Level, Near Shopping Center, Street Lighting, Near Public Transit
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### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	47
Zoning	MU-D

### **Listing Details**

Listing Office	CIR REALTY
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