



**GRASSROOTS**  
REALTY GROUP

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**657 3 Street SE  
Medicine Hat, Alberta**

**MLS # A2228271**



**\$589,000**

**Division:** SE Hill

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,450 sq.ft.

**Zoning:** MU-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exceptional opportunity to own a prime downtown building. This striking property, constructed in 2009, features a brick exterior that exudes timeless elegance and durability. Situated in the heart of the city, this building offers an ideal location for both commercial and professional ventures. The second floor houses a spacious and professionally appointed office space. With ample natural light streaming through large windows, this floor creates an inviting and productive work environment. Direct entrance from the street, so could be leased out separate from the main floor. Main floor is currently used as classroom space and more office, but could be changed to suit the needs of the new owner. A distinct advantage that sets it apart from many other properties in the area—the availability of parking in the back!