



**GRASSROOTS**  
REALTY GROUP

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**616 3 Street SE  
Medicine Hat, Alberta**

**MLS # A2229230**



**\$519,000**

**Division:** SE Hill  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 5,001 sq.ft.  
**Zoning:** MU-D

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** None

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

This fantastic renovated downtown building offers beautiful curb appeal, as well as thoughtful updated interior design, perfect to highlight any business! Located in the downtown retail hub of Medicine Hat beside Travois Ale & across from Yoke x Hem, this property is within close proximity to many of the main branches of Medicine Hat's financial institutions, as well as law offices, accounting and insurance firms. Offering just over 5,000 square feet of usable space, this building has existing separate men's and women's washroom facilities and a partial basement which could be used for storage. Many upgrades have been completed to this property including a completely new front on the building, a new back entry area, electrical upgrades, & interior improvements in the last few years. The roof and rooftop air unit are approx. 6 years old. Call today for a private viewing!