



**578-580 3 Street SE
Medicine Hat, Alberta**

MLS # A2255281



\$790,000

Division:	SE Hill
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Royal Bank Building
Bus. Name:	-
Size:	16,605 sq.ft.
Zoning:	MU-D

Heating:	Boiler, Fan Coil, Forced Air, Hot Water, Natural Gas
Floors:	-
Roof:	Tar/Gravel
Exterior:	Brick, Concrete
Water:	-
Sewer:	-
Inclusions:	N/A

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

Prime Downtown Opportunity! Welcome to the RBC Building, a well maintained corner property in the heart of Medicine Hat's historic downtown. Offering exceptional visibility and access, this mixed use zoned (MU-D) building provides endless possibilities for a wide range of businesses. Patrons will appreciate convenient elevator access(Inspected Annually and updated in 2014), while staff benefit from nearby employee parking located within one block. A sizable onsite parking lot (20 customer stalls & 8 assigned stalls) ensures client convenience. Known for its long standing presence and upkeep over the years, this property is an outstanding chance to secure a piece of downtown's heritage while positioning your business for success. The building tenancies provide a good mix of professional tenants - Dental, Accounting, Health Care, Counselling. Mix of Fixed & Month to Month Leases - Anchor Tenant RBC Lease expires April 2031 - Current Cap Rate Approximately 6%