



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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%