



GRASSROOTS
REALTY GROUP

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**645 3 Street SE
Medicine Hat, Alberta**

MLS # A2279578



\$400,000

Division: SE Hill
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: The Legacy Building
Bus. Name: -
Size: 9,075 sq.ft.
Zoning: MU-D

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: Some Furniture and furnishings in the residential suite, window (not installed) in residential suite

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.15 Acre

Lot Feat: -

Historic Downtown Medicine Hat is in the middle of an exciting revitalization—now's your chance to secure a versatile, income-generating property in the heart of the city, just steps from the Esplanade Arts & Heritage Centre. Offering 9,620 sq. ft. of above-grade developed space with excellent street frontage, the main floor and mezzanine provide flexible options for retail, office, or creative use (floor plan available). At the rear, a furnished 2-bedroom suite adds value—ideal for rental income or live/work owner occupancy. Well maintained with major upgrades completed, plus 400AMP service, forced air furnaces, A/C in the storefront, accessible modern washrooms, and convenient parking (on-street and parkade behind). Call your REALTOR® today for your private tour.