



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2279578**



**\$459,000**

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