



**GRASSROOTS**  
REALTY GROUP

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**640 3 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2296295**



**\$2,050,000**

**Division:** SE Hill  
**Type:** Office  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 8,827 sq.ft.  
**Zoning:** MU-D

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> -
<b>Sewer:</b> -	<b>Lot Feat:</b> -

**Inclusions:** List to be provided

Prime Downtown Medicine Hat Office Building & Turnkey Opportunity! Fully renovated Brick/ICF office building in the heart of downtown Medicine Hat. Ideal for investors or owner-occupiers, offering 14,698 square feet of development, 41 private offices, 2 boardrooms, co-working spaces, reception areas, and modern lunchrooms. Features include rooftop patio, fitness room, large storage, and many new desks/chairs. Upgraded with Cat6/fiber wiring, CCTV, secure access systems, and dedicated IT room. Recent improvements include flooring, windows, metal roof, and HVAC (all under 10 years). Over \$200,000 in upgrades completed in 2024. Flexible layout supports multi-tenant or single-user use. Prime central location close to amenities, parking, and transit. Move-in ready with strong income potential.