



**GRASSROOTS**  
REALTY GROUP

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**639 3 Street SE**  
**Medicine Hat, Alberta**

**MLS # A2298321**



**\$489,000**

**Division:** SE Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,566 sq.ft.

**Zoning:** MU-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Restaurant with land and building located in beautiful historical downtown. Including kitchen equipment, walk-in cooler, make up air. Fully licensed, seating 115. Two roof top furnace, two air conditioning for the dining room. Flat membrane roof new in March 2023.