



**GRASSROOTS**  
REALTY GROUP

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**649 3 Street SE**  
**Medicine Hat, Alberta**

**MLS # A1169834**



**\$490,000**

Division:	SE Hill
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,455 sq.ft.
Zoning:	MU-D

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Corner Lot, Low Maintenance Landscape, Near Public Tr
Inclusions:	N/A		

This 2009 built building is located in the heart of our beautiful city. With its location being on the prime street of downtown, the traffic is high and storefront visibility is huge! With this desirable location it also provides over 3455 SqFt of business space and a basement for storage, meeting anyone's commercial needs. The building was designed to last with ICF concrete blocks, and metal roof. Parking is available directly on the street for your clients and a private parking spot in the rear. Also a huge parkade in the back for staff parking or clients if required. If you're looking to relocate your business or follow your dreams, then look no further. Come have a look.