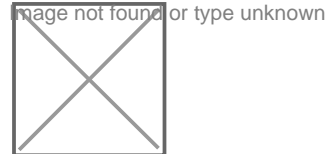


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 570 3 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
26861


**MLS ID:**  
A2178417

**\$338,000**



 **JIAN HUI OUYANG**  
 (587) 664-3031

 Century 21 Bamber Realty LTD.  
 403-245-0773

 570 3 Street SE, Medicine Hat , Alberta T1A0H3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 124	<b>Zoning</b> MU-D
<b>Subdivision</b> SE Hill	<b>Year Built</b> 1940	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1491
<b>Building Area (Sq. Ft.)</b> 3000.00	<b>Building Area (Sq. M.)</b> 278.71	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Nestled in the heart of Medicine Hat's charming historic downtown, this property offers an excellent investment opportunity on a prime street. With high traffic and exceptional storefront visibility, this 3,000 SF mixed-use retail building at 570, 3 Street SE is fully leased to a popular pizza shop under a triple net (NNN) lease, ensuring stable income from a reliable tenant. This well-positioned asset is situated in a thriving area with strong long-term potential and boasts beautiful curb appeal. The historic downtown location adds a unique charm and character, attracting both locals and visitors. There is ample on-street parking for clients, a convenient drive-through pathway, and plenty of private parking spots in the rear. Additionally, the property features a large back area suitable for staff or additional client parking if needed.

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