

# \$338,000 - 570 3 Street Se, Medicine Hat

MLS® #A2178417

**\$338,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

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.

Built in 1940

## Essential Information

MLS® #	A2178417
Price	\$338,000
Bathrooms	0.00
Acres	0.00
Year Built	1940
Type	Commercial
Sub-Type	Retail



Status                      Active

**Community Information**

Address                    570 3 Street Se  
Subdivision               SE Hill  
City                        Medicine Hat  
County                    Medicine Hat  
Province                  Alberta  
Postal Code              T1A0H3

**Additional Information**

Date Listed               November 9th, 2024  
Days on Market        270  
Zoning                    MU-D

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.