

\$2,270,000 - 640 3 Street Se, Medicine Hat

MLS® #A2265110

\$2,270,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.13 Acres

SE Hill, Medicine Hat, Alberta

Prime Downtown Medicine Hat Office Building
â€“ Fully Renovated, Turnkey Investment
Opportunity

Presenting a rare opportunity to acquire a fully renovated, Brick/ICF Block office building in the heart of downtown Medicine Hat. This exceptional property is ideally suited for both strong commercial revenue generation and owner-occupied use, offering a flexible layout and premium upgrades designed for todayâ€™s business needs.

Key Features & Upgrades:

â€¢ 41 Private Office Spaces â€“ Versatile layouts to accommodate a range of professional tenants or business units

â€¢ 2 Boardrooms & Multiple Co-Working Spaces â€“ Designed for collaboration, team meetings, and productivity

â€¢ 2 Modern Coffee/Lunch Areas â€“ Outfitted with ice/water fridges, dishwashers, microwaves, sinks, and a state-of-the-art specialty coffee dispenser (\$24,000 investment)

â€¢ Reception, Waiting & Common Areas â€“ Professional first impression for clients and guests

â€¢ Fitness Room & Very Large Storage Areas â€“ Added value for tenants and staff convenience

â€¢ Rooftop Patio â€“ Unique outdoor amenity for events, breaks, or networking

â€¢ Advanced IT & Security Infrastructure:

â€¢ Cat 6 wiring with electrical and fiber optic service throughout the building



• Cabling for voice and data (Cat6 with Cat5 backup)

• CCTV access systems and Salto locks on secure areas (front entrance, I.T./comms room, main boardroom)

• Patch panel supporting 28 access points across 3 stories

• Dedicated I.T./communications room with new electrical wiring

• All office doors upgraded to master key accessibility

• New Desks & Chairs Throughout • Move-in ready for immediate occupancy

• Upgraded Flooring, Modern Windows & Metal Roof • Low-maintenance, energy-efficient, and built to last

• Well-Maintained HVAC Units (all less than 10 years old) • Comfort and efficiency for all tenants

• ICF Block & Brick Construction • Superior insulation, soundproofing, and durability

Investment Highlights:

• Total building renovation completed with over \$200,000 invested in 2024 in modern upgrades and amenities

• Flexible zoning and layout support a variety of business types, co-working, or multi-tenant leasing strategies

• Prime downtown location, walking distance to major amenities, parking, and public transit

• Strong appeal for both investors seeking stable commercial income and business owners seeking a premium, centralized headquarters

This property represents a turnkey solution for investors or owner-occupiers looking for a modern, secure, and highly functional office environment in Medicine Hat's thriving downtown core.

Built in 1914

Essential Information

MLS® #	A2265110
Price	\$2,270,000
Bathrooms	0.00
Acres	0.13
Year Built	1914
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	640 3 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0H5

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Near Shopping Center, Near Public Transit
Roof	Metal
Construction	Brick, ICFs (Insulated Concrete Forms), Metal Frame

Additional Information

Date Listed	October 16th, 2025
Days on Market	18
Zoning	MU-D

Listing Details

Listing Office	CIR REALTY
----------------	------------

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.