

# \$749,900 - 602 3 Street Se, Medicine Hat

MLS® #A2208483

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Discover unparalleled opportunity in this prime downtown building, exceptional street appeal and located at the intersection of 3rd Street and 6th Ave SE. This multi tenant building offers great visibility, ensuring maximum exposure for businesses. Ideal for retail, office or mixed use. Roof was replaced with rubber membrane in 2016 and HVAC are serviced regularly.

Built in 1941

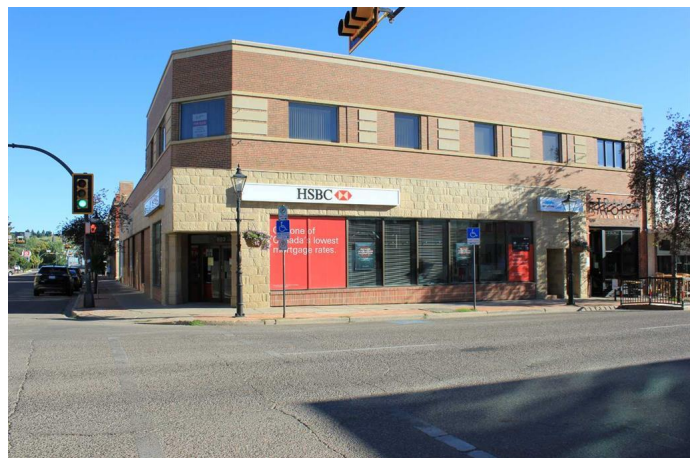
## Essential Information

MLS® #	A2208483
Price	\$749,900
Bathrooms	0.00
Acres	0.00
Year Built	1941
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	602 3 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0H5

## Additional Information



Date Listed	April 3rd, 2025
Days on Market	139
Zoning	MU-D

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.