

INVESTMENT OPPORTUNITY

Asking Price

~~\$999,000.00~~
~~\$899,000.00~~

799,900.00

602 3rd Street SE
Medicine Hat, AB



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.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
team@commercial1.ca



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Features:

- Property Taxes: \$18,423.00 (2024)
- Year Built: 1941
- Lot Size: 18.29m x 39.62m
- Legal: Plan 1491, Block 14, Lot 36-38
- Roof: replaced in 2016 with rubber membrane
- Average Utilities: \$3,300/month (paid by Landlord)

REVENUE BREAKDOWN

Business	Address	Lease Type	SF	Price/SF	Net Rent	Expiry
HSBC	602 3rd Street	Fully Net	3190	\$ 14.00	\$ 3,721.67	Jul-25
	basement	Fully Net	2080	\$ 4.50	\$ 780.00	
231 Office	231 6th Ave SE	Fully Net	2050	\$ 5.00	\$ 854.17	Dec-24
Vacant	223 6th Ave SE	Fully Net	1887	\$ 9.50	\$ 1,493.88	
Vacant	608 3rd Street SE	Fully Net	1685	\$ 5.00	\$ 702.08	

* Vacant spaces show previous rents collected

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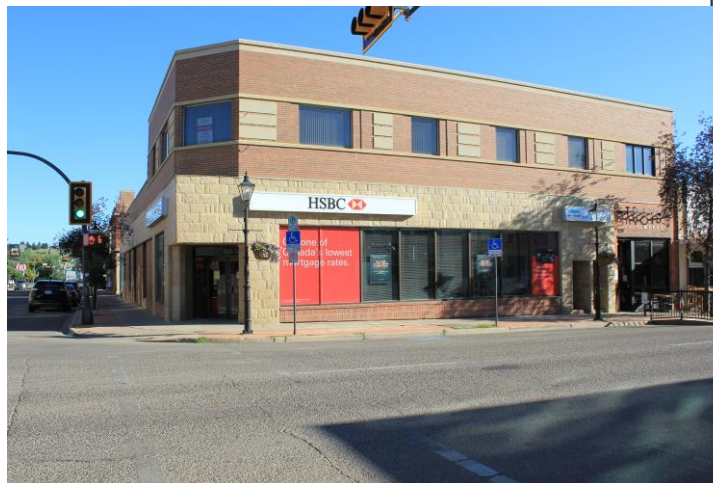
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Now & Zen
Martial Arts Studio



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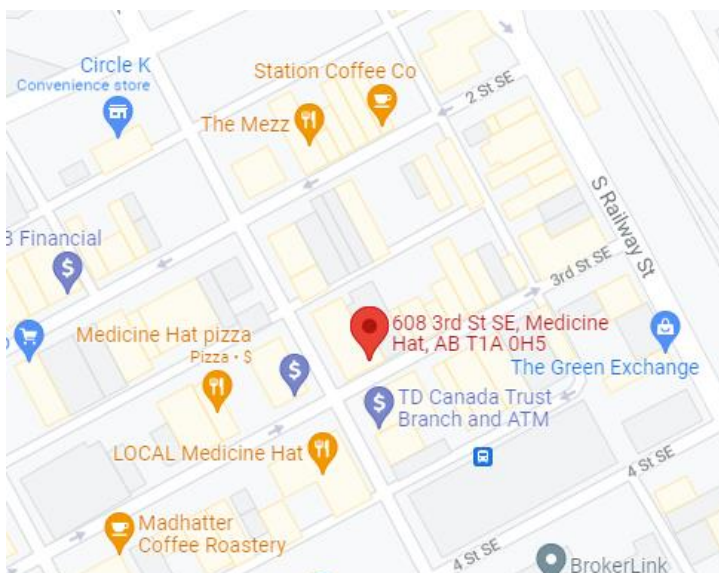
• ZONING – DOWNTOWN MIXED USE DISTRICT (MU-D)

PERMITTED USES 103

Business and Professional Offices
Business Support Services
Day Care Facilities
Government Services
Health Care Facilities
Health Care Offices
Restaurants
Retail and Consumer Services

DISCRETIONARY USES 104

Accessory Uses
Animal Services
Apartments
Artist Studios
Bars
Clubs
Community Centres
Cultural Facilities
Education Institutions
Garages
Home Occupations
Hotels
Live Work Residences
Markets
Multiple Unit Residential Development
Parking Facilities
Places of Amusement
Places of Worship
Recreation Facilities
Supervised Consumption Site



102 Amended by Bylaw 4352 – June 7, 2016

103 Amended by Bylaw 4634 – September 9, 2020 1

04 Amended by Bylaw 4634 – September 9, 2020

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