



578-580 3 Street SE, Medicine Hat, Alberta - \$790,000



Main Photo

Property Description

Prime Downtown Opportunity! Welcome to the RBC Building, a well maintained corner property in the heart of Medicine Hat's historic downtown. Offering exceptional visibility and access, this mixed use zoned (MU-D) building provides endless possibilities for a wide range of businesses. Patrons will appreciate convenient elevator access(Inspected Annually and updated in 2014), while staff benefit from nearby employee parking located within one block. A sizable onsite parking lot (20 customer stalls & 8 assigned stalls) ensures client convenience. Known for its long standing presence and upkeep over the years, this property is an outstanding chance to secure a piece of downtown's heritage while positioning your business for success. The building tenancies provide a good mix of professional tenants - Dental,



Accounting, Health Care, Counselling. Mix of Fixed & Month to Month Leases - Anchor Tenant RBC Lease expires April 2031 - Current Cap Rate Approximately 6%

REALTOR Referral



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