



**570 3 Street SE, Medicine Hat, Alberta - \$338,000**



## Property Description

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.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: Century 21 Bamber Realty LTD.*

