



**622 3 Street SE, Medicine Hat, Alberta - \$1,750**



Main Photo

## Property Description

Spacious Downtown Retail or Professional Space – Exceptional Value!

Discover the perfect location for your business in the heart of downtown Medicine Hat! This versatile street-level space offers approximately 1,950 sq. ft. of well-designed area, featuring a large, open showroom ideal for retail displays or professional services. The updated décor, bright windows, and modern finishes create an inviting, light-filled atmosphere that's sure to impress clients and customers alike.

Enjoy the convenience of a dedicated kitchen area—perfect for staff breaks or catering events—and a full basement, providing ample storage or additional workspace to suit your needs. Parking is a breeze with a

designated spot, additional off-street options, and plenty of on-street parking for your customers.

With a low lease rate for the size and amenities offered, this property presents outstanding value in a high-visibility location. Set your business up for success in a vibrant, growing downtown community!

Contact your Commercial REALTOR® today to schedule a private tour and see how this space can work for you.

## REALTOR Referral

---



REALTOR®

**Mobile:** N/A

**Email:** N/A

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

*Courtesy Of: CIR REALTY*



P: