# \$790,000 - 578-580 3 Street Se, Medicine Hat

MLS® #A2255281

## \$790,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

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%

Built in 1970

#### **Essential Information**

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Price \$790,000

Bathrooms 0.00

Acres 0.00







Year Built 1970

Type Commercial

Sub-Type Mixed Use

Status Active

# **Community Information**

Address 578-580 3 Street Se

Subdivision SE Hill

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 0H3

#### **Amenities**

Parking Spaces 29

#### Interior

Heating Boiler, Forced Air, Hot Water, Natural Gas, Fan Coil

Cooling Central Air

## **Exterior**

Roof Tar/Gravel

Construction Brick, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed September 10th, 2025

Days on Market 50

Zoning MU-D

# **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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