

# \$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

MLS® #	A2255281
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
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### 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	1
Zoning	MU-D

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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