

\$2,270,000 - 640 3 Street Se, Medicine Hat

MLS® #A2265110

\$2,270,000

0 Bedroom, 0.00 Bathroom, 14,698 sqft
Office on 0.13 Acres

SE Hill, Medicine Hat, Alberta

Prime Downtown Medicine Hat Office Building
â€“ Fully Renovated, Turnkey Investment Opportunity
Presenting a rare opportunity to acquire a fully renovated, Brick/ICF Block office building in the heart of downtown Medicine Hat. This exceptional property is ideally suited for both strong commercial revenue generation and owner-occupied use, offering a flexible layout and premium upgrades designed for todayâ€™s business needs. Key Features & Upgrades: â€¢ 41 Private Office Spaces â€“ Versatile layouts to accommodate a range of professional tenants or business units â€¢ 2 Boardrooms & Multiple Co-Working Spaces â€“ Designed for collaboration, team meetings, and productivity â€¢ 2 Modern Coffee/Lunch Areas â€“ Outfitted with ice/water fridges, dishwashers, microwaves, sinks, and a state-of-the-art specialty coffee dispenser (\$24,000 investment) â€¢ Reception, Waiting & Common Areas â€“ Professional first impression for clients and guests â€¢ Fitness Room & Very Large Storage Areas â€“ Added value for tenants and staff convenience â€¢ Rooftop Patio â€“ Unique outdoor amenity for events, breaks, or networking â€¢ Advanced IT & Security Infrastructure: â€¢ Cat 6 wiring with electrical and fiber optic service throughout the building â€¢ Cabling for voice and data (Cat6 with Cat5 backup) â€¢ CCTV access systems and Salto locks on secure areas (front entrance, I.T./comms room, main



boardroom)â€¢Patch panel supporting 28 access points across 3 storiesâ€¢Dedicated I.T./communications room with new electrical wiringâ€¢All office doors upgraded to master key accessibilityâ€¢New Desks & Chairs Throughout â€“ Move-in ready for immediate occupancyâ€¢Upgraded Flooring, Modern Windows & Metal Roof â€“ Low-maintenance, energy-efficient, and built to lastâ€¢Well-Maintained HVAC Units (all less than 10 years old) â€“ Comfort and efficiency for all tenantsâ€¢ICF Block & Brick Construction â€“ Superior insulation, soundproofing, and durabilityInvestment Highlights:â€¢Total building renovation completed with over \$200,000 invested in 2024 in modern upgrades and amenitiesâ€¢Flexible zoning and layout support a variety of business types, co-working, or multi-tenant leasing strategiesâ€¢Prime downtown location, walking distance to major amenities, parking, and public transitâ€¢Strong appeal for both investors seeking stable commercial income and business owners seeking a premium, centralized headquartersThis property represents a turnkey solution for investors or owner-occupiers looking for a modern, secure, and highly functional office environment in Medicine Hatâ€™s thriving downtown core. (id:6289)

Built in 1914

Essential Information

Listing #	A2265110
Price	\$2,270,000
Bathrooms	0.00
Square Footage	14,698
Acres	0.13
Year Built	1914
Type	Office

Sub-Type Freehold

Community Information

Address 640 3 Street Se
Subdivision SE Hill
City Medicine Hat
Province Alberta
Postal Code T1A0H5

Interior

Heating Natural gas Forced air
Cooling Central air conditioning

Exterior

Exterior Brick
Construction Steel frame, ICF Block

Listing Details

Listing Office CIR REALTY



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