

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

MLS® #A2255281

**\$790,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

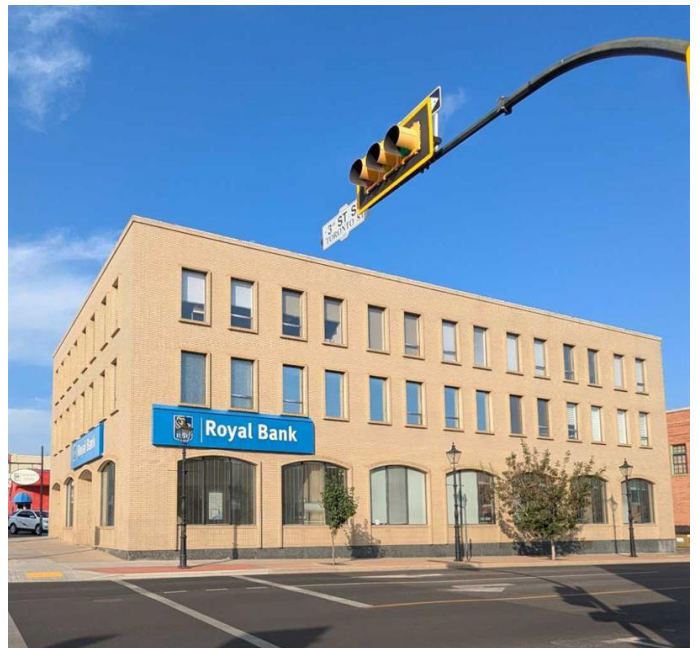
SE Hill, Medicine Hat, Alberta

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 |
|----------------|----|

### 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 | 54                   |
| Zoning         | MU-D                 |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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