

# \$1,750 - 622 3 Street Se, Medicine Hat

MLS® #A2257763

**\$1,750**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

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.

Built in 1914



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2257763   |
| Price      | \$1,750    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1914       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 622 3 Street Se |
| Subdivision | SE Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A7G6          |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1 |
|----------------|---|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 34                   |
| Zoning         | MU-D                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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