

INVESTMENT/OWNER USER

For Sale

602 3rd Street SE, Medicine Hat, AB

\$649,900



Discover unparalleled opportunity in this prime downtown building, exceptional street appeal and located at the intersection of 3rd Street and 6th Ave SE. This multi tenant building offers great visibility, ensuring maximum exposure for businesses. Ideal for retail, office or mixed use. Roof was replaced with rubber membrane in 2016 and HVAC are serviced regularly.



SHAUNEEN VANDERHAM, REALTOR®
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RE/MAX Medalta Real Estate
109,1235 Southview Dr SE
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REMAX
COMMERCIAL®

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Salient Facts

- Property Taxes: \$20,080 (2025)
- Year Built: 1941
- Lot Size: 18.29m x 39.62m
- Legal: Plan 1491, Block 14, Lot 36-38
- Roof: replaced in 2016 with rubber membrane
- Average Utilities: \$3,300/month (paid by Landlord)

REVENUE BREAKDOWN

Business	Address	Lease Type	SF	Price/SF	Projected Net Rent	Lease Expiry	Current Net Rent
	602 3rd Street	Fully Net	3190	\$ 14.00	\$ 3,721.67	vacant	
	basement	Fully Net	2080	\$ 4.50	\$ 780.00	vacant	
231 Office	231 6th Ave SE	Fully Net	2050	\$ 5.00	\$ 854.17	month to month	\$ 854.17
	223 6th Ave SE	Fully Net	1887	\$ 9.50	\$ 1,493.88	vacant	
Angel Spa	608 3rd Street SE	Fully Net	1685	\$ 4.98	\$ 700.00	December 31, 2030	\$ 700.00

* Vacant spaces show previous rents collected

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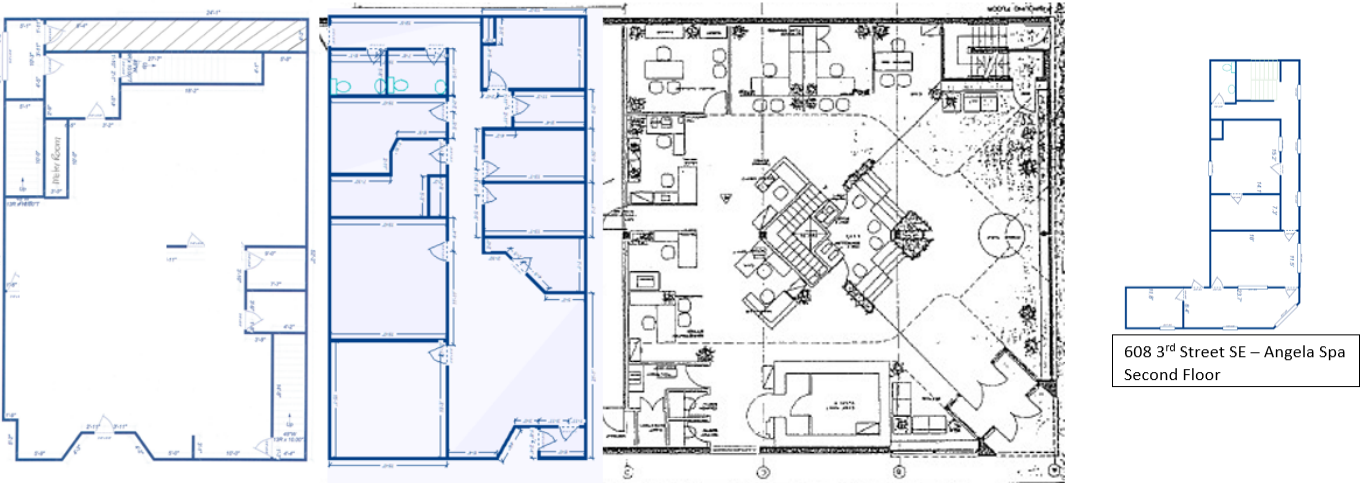


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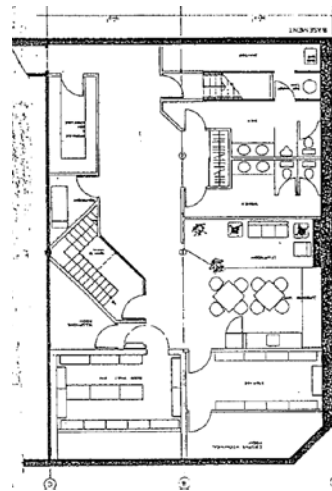


223 6th Ave - vacant

231 6th Ave SE –231 Office

602 3rd Street SE - vacant

608 3rd Street SE – Angela Spa
Second Floor



Basement 602 3rd Street SE - vacant

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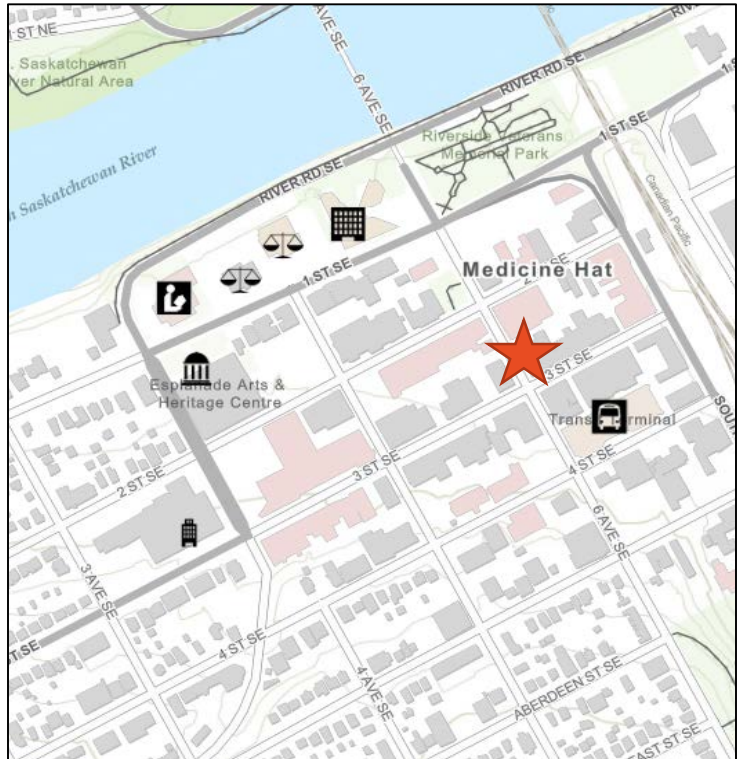
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PERMITTED USES

- Cultural Facilities
- Financial Institutions (
- Health Care Offices
- Hotels
- Offices
- Public Library
- Remote Work
- Restaurants
- Retail and Consumer Services

DISCRETIONARY USES

- Accessory Uses
- Apartments
- Artist Studios
- Attached Housing
- Backyard Suite
- Bars
- Business Support Services
- Clubs
- Community Centres
- Community Food Service
- Community Shelter
- Community Social Services
- Day Care Facilities
- Duplex
- Education Institutions
- Garages
- Garden Centres
- Government Services
- Home Business, Major
- Home Business, Minor
- Motor Vehicle Services Stations provided they legally existed on a Site as of January 1, 2022
- Multiple Unit Residential Development



- Parking Facilities
- Places of Amusement
- Places of Worship
- Recreation Facilities
- Secondary Suite
- Single Detached House provided they legally existed on a Site as of January 1, 2022
- Supervised Consumption Site
- Temporary Vendors

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