

**AVISON
YOUNG**

For Sale

477 3 Street SE
Medicine Hat, AB



A strategic investment property offering 100% occupancy and reliable long-term income in an established Medicine Hat downtown corridor.

Adam Andrews

Associate

403 942 8099

adam.andrews@avisonyoung.com

Shauneen Vanderham

Commercial Real Estate Associate

403 952 0639

svanderham@commercial1.ca

RE/MAX
COMMERCIAL®

For Sale

Opportunity

Avison Young and Remax are pleased to offer for sale 477 3 Street SE, a fully leased investment property ideally situated in the heart of Medicine Hat's downtown core. Located within an established commercial and institutional district, the property benefits from excellent accessibility and proximity to government services, professional offices, financial institutions, and downtown amenities.

Its strategic downtown location provides access to major transportation routes and serves a diverse mix of businesses, employees, and visitors throughout the day. Surrounded by established commercial development and ongoing downtown activity, the property is well-positioned to support long-term tenant demand.

Property details

OPPORTUNITY

8,800 sf

LEGAL ADDRESS

1491;21;10

ZONING

Mixed Use Downtown

YEAR BUILT

1962

SITE SIZE

0.15 acres

SALE PRICE

\$1,150,000

NET INCOME

\$101,731

CAP RATE

9.12%

TAXES

\$24,584 (Currently tax exempt)

CLOSING

Negotiable





Investment details

Strategically located in Medicine Hat's downtown core, the subject property presents an opportunity to acquire a fully leased, income-producing investment asset within an established office and institutional district. The property is leased to two established tenants with strong covenants and long-term lease commitments, providing secure in-place income and exceptional investment stability. Professionally maintained and featuring a low-maintenance exterior, the asset offers reliable cash flow and minimal ongoing capital requirements.

From an investment perspective, the property delivers immediate income supported by 100% occupancy and a strong cap rate of 9.12%. Its central location within Medicine Hat's downtown core benefits from proximity to government services, professional offices, and a wide range of amenities, supporting long-term tenant demand and future leasing potential.

The property generates a net operating income of \$101,731 in 2026, representing an attractive opportunity to acquire a stable, well-positioned commercial investment with dependable income and long-term value retention.

Highlights



Strategic commercial corridor



Secure income stream



Value-add potential



100% occupancy



4 private parking stalls



Low-maintenance exterior



Contact for more property information

Adam Andrews

Associate

403 942 8099

adam.andrews@avisonyoung.com

Shauneen Vanderham

Commercial Real Estate Associate

403 952 0639

svanderham@commercial1.ca

**AVISON
YOUNG**

Avison Young | Gas Light Plaza | 579 3 Street SE, Unit 105 | Medicine Hat, AB T1A 0H2 | 403 330 3338

REMAX Medalta Real Estate | 1235 Southview Drive SE, Unit 109 | Medicine Hat, AB T1B 4K3 | 403 529 1111

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

RE/MAX
COMMERCIAL®