

# \$12 - 24 3 Street Ne, Medicine Hat

MLS® #A2218618

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Riverside, Medicine Hat, Alberta

FANTASTIC OPPORTUNITY TO LEASE A WELL SITUATED PRIME PROFESSIONAL, MEDICAL, OR RETAIL LOCATION! Welcome physicians to this former clinic space, or any other tenants looking for plumbed rooms, large private offices/examination rooms, off street rear parking, and on street public parking! This highly visible street level location is in the historic district of Riverside, close to Downtown Medicine Hat with high foot and street traffic! There are so many possibilities with this NEIGHBOURHOOD COMMERCIAL DISTRICT zoned property , whose permitted uses are: Business and Professional Offices, Day Care Facilities, Government Services, Health Care Offices, Restaurants, Retail and Consumer Services. Please don't hesitate to ask questions about how this property can work for you!

Built in 1961

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2218618   |
| Price      | \$12       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1961       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 24 3 Street Ne |
| Subdivision | Riverside      |
| City        | Medicine Hat   |
| County      | Medicine Hat   |
| Province    | Alberta        |
| Postal Code | T1A5L8         |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

## Exterior

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | Level, Near Shopping Center, See Remarks, Near Public Transit |
|-----------------|---------------------------------------------------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 176            |
| Zoning         | C-N            |

## Listing Details

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

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