

# \$1,585 - 451 3 Street Se, Medicine Hat

MLS® #A2263893

**\$1,585**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime Downtown Medicine Hat Lease  
Opportunity – Modern, Upgraded  
Retail/Commercial Space

Step into sophistication and style with this beautifully upgraded commercial property, perfectly positioned in the heart of downtown Medicine Hat. Designed to impress and ready to elevate your brand, this 2,796 sq ft space (main floor + mezzanine) is ideal for upscale boutiques, trendsetting retailers, or dynamic businesses seeking a high-impact location.

Property Highlights:

**Inviting Showroom:** Greet your clients with a bright, contemporary showroom featuring newer ceiling tiles, modern lighting, fresh paint, and stylish flooring—setting the stage for a memorable first impression.

**Expansive Display Windows:** Command attention with large, street-level display windows—perfect for showcasing your products and engaging walk-by traffic.

**Spacious Main Floor:** Enjoy generous storage and staff areas on the main level, offering seamless organization and workflow for your team.

**Functional Upper Mezzanine:** The upper level features a convenient loading door at grade and rear private parking stalls, making deliveries and staff access effortless.

**Total Area:** 2,796 sq ft of flexible, thoughtfully designed space to accommodate your unique vision.

**Why Downtown Medicine Hat?**

Surround yourself with thriving local



businesses, vibrant foot traffic, and a community that values innovation and quality. This is your chance to secure a standout location that supports growth and brand prestige.

Perfect For:

Upscale boutiques

Specialty retailers

Creative studios

Wellness or beauty concepts

Trend-forward brands and businesses

Ready to elevate your business in Medicine

Hatâ€™s most iconic commercial district?

Book your private tour today and discover how this upgraded space can be the next step for your brandâ€™s success.

Built in 1965

Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2263893   |
| Price      | \$1,585    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1965       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 451 3 Street Se |
| Subdivision | SE Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 0G8         |

Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

Interior

|         |             |
|---------|-------------|
| Heating | Central     |
| Cooling | Central Air |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 40                |
| Zoning         | MU-D              |

**Listing Details**

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

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