\$12 - 16 3 Street Ne, Medicine Hat

MLS® #A2202251

\$12

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Riverside, Medicine Hat, Alberta

Well-Established Riverside Business for Lease! Opportunity awaits at this prime Riverside location! Available for lease is the building and land, along with a fully operational restaurant/pub space. The property offers 3,748 sqft of usable main floor space, which has been updated and renovated over the years, along with a full basement perfect for storage. The space features a fully equipped commercial kitchen, a 115-seat capacity, a pub area, and room for live entertainment, complete with a custom removable stage. This location has long been a local favorite, operating as a neighborhood pub since 1999. The building itself includes two sections: the lower building, built in 1979, and the neighboring side, originally constructed around 1936 with an addition in the mid-1980s. These buildings were combined with the distinctive interior archway that remains today. The kitchen underwent a major renovation in 2019, and both the dining and bar areas were updated between 2020 and 2021. The property enjoys a steady flow of local patrons, as well as visitors coming off the nearby 3rd Street highway exit. This is an exceptional opportunity for a restaurant or pub operator looking to tap into a loyal customer base in a prime Riverside location. Monthly leasing costs are \$5059.80 plus utilities and maintenance. This is your chance to continue the legacy of a true neighborhood pub!







Essential Information

MLS® # A2202251

Price \$12
Bathrooms 0.00
Acres 0.00
Year Built 1979

Type Commercial Sub-Type Mixed Use

Status Active

Community Information

Address 16 3 Street Ne

Subdivision Riverside

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 5L8

Additional Information

Date Listed March 14th, 2025

Days on Market 56

Listing Details

Listing Office RE/MAX MEDALTA REAL ESTATE

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