

# \$472,500 - 16 3 Street Ne, Medicine Hat

MLS® #A2206264

**\$472,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Riverside, Medicine Hat, Alberta

Well established Riverside business for sale!!! Included in the price is the business, building, & land!!! Currently operating as restaurant/pub this great Riverside location offers 3748 sqft of usable main floor space that has seen many renos over the years, as well as a full basement perfect for storage. A full updated commercial kitchen, 115 seating capacity, pub area, and space for local bands with a custom removable stage for entertainment make this business established as a local favourite. The current building has operated as a neighborhood pub since late 1999. The current owner purchased the property in early 2016 and has remained the operator since. The lower building was built in 1979 while the neighbouring side was first built around 1936 with an addition sometime in the mid 1980s. The two buildings were combined during this time as well with the interior archway you see today. The kitchen saw a major renovation in the summer of 2019 while the dining area and bar area were renovated in 2020 into 2021. The business enjoys serving a healthy amount of locals as well as tourists coming in off the 3rd Street highway exit. This is a TRUE NEIGHBOURHOOD PUB!

Built in 1979

## Essential Information

MLS® #	A2206264
Price	\$472,500



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 28th, 2025
Days on Market	26
Zoning	C-N

### **Listing Details**

Listing Office	RE/MAX MEDALTA REAL ESTATE
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