

# \$12 - 16 3 Street Ne, Medicine Hat

MLS® #A2202251

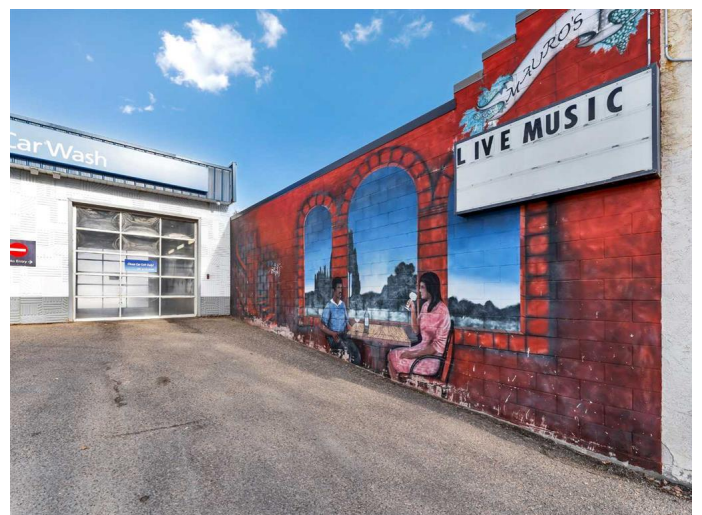
**\$12**

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!

Built in 1979



## 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	11

## Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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