

# \$360,000 - 403 3 Avenue Sw, Medicine Hat

MLS® #A2158029

**\$360,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.10 Acres

SW Hill, Medicine Hat, Alberta

Prime Building Opportunity! Attention entrepreneurs, developers, and visionaries! This is a rare chance to acquire a lot with incredible potential. Zoned for Mixed Use, this property offers the flexibility to build anything from your dream single-family home to a multi-unit apartment building. The offering includes two lots totaling 100 x 125 feet, already cleared and ready for development. Situated in a highly visible and central location, this property presents an exceptional opportunity. There is also the possibility of expanding by adding an additional 50 x 125-foot lot—please inquire for further details. The listed price covers both 269 4th Street SW and 403 3rd Ave SW, which must be sold together.

## Essential Information

MLS® #	A2158029
Price	\$360,000
Bathrooms	0.00
Acres	0.10
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	403 3 Avenue Sw
Subdivision	SW Hill



City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4Z1

### **Additional Information**

Date Listed	August 27th, 2024
Days on Market	260
Zoning	MU

### **Listing Details**

Listing Office	REAL BROKER
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