

# \$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       |
| Sold Price | \$325,000       |
| Bathrooms  | 0.00            |
| Acres      | 0.10            |
| Type       | Land            |
| Sub-Type   | Commercial Land |
| Status     | Sold            |

## 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 |
| Date Sold      | June 20th, 2025   |
| Days on Market | 297               |
| Zoning         | MU                |
| HOA Fees       | 0.00              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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