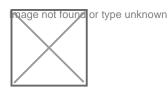


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101, 132 4 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID: 26797

MLS ID: A2170169

\$16



△ ADAM ANDREWS

AVISON YOUNG

403-330-3338

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101, 132 4 Avenue SE, Medicine Hat , Alberta T1A 8B5

Transaction Type

For Lease

Days On Market

218

Lease Amount

16.00

Lease Frequency

Monthly

Zoning MU-D Subdivision

SE Hill

Building Type

Commercial Mix,Institutional,Low Rise (2-4 stories),Mixed Use,Office Building

Year Built

1978

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1491

Building Area (Sq. Ft.)

5071.00

Building Area (Sq. M.)

471.11

Inclusions

N/A

Restrictions Reports
None Known None

This 5,071 SF main floor office space in the heart of Medicine Hat's financial, legal, and professional hub is available for lease at \$16.00 PSF, plus utilities and additional rent of \$3.50 PSF. The space can be demised into two private suites of approximately 2,040 SF each and features multiple private offices, open workspaces, a kitchenette, washrooms, and a designated storage/file room. The prime corner location offers excellent access, on-site parking, and proximity to key landmarks such as the Provincial Court House, Court of King' Bench, Public Library, City Hall, and Esplanade Arts & Heritage Centre.

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