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## 101, 132 4 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Medicine Hat, Alberta

Listing ID: 26797

**MLS ID:** A2170169

\$16



**△** ADAM ANDREWS

AVISON YOUNG

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

**Transaction Type** 

For Lease

**Days On Market** 

393

**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

Reports

None

Inclusions

N/A

Restrictions
None Known

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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