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101, 132 4 AVENUE SE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location
Medicine Hat, Alberta

Listing ID:
26797

MLS ID:
A2170169

\$16



 **ADAM ANDREWS**

 AVISON YOUNG
 403-330-3338

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

Transaction Type For Lease	Days On Market 588	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 None Known	Reports 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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