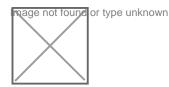


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

ß

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

Transaction Type

For Lease

Days On Market

334

Lease Amount

16.00

SE Hill

Lease Frequency

Monthly

Zoning MU-D

Subdivision

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

N/A

Building Area (Sq. Ft.)

5071.00

Building Area (Sq. M.)

471.11

Inclusions

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.