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101, 505 1 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Medicine Hat, Alberta

Listing ID:
26798

MLS ID:
A2170186

\$21



 **ADAM ANDREWS**

 AVISON YOUNG
 403-330-3338

 101, 505 1 Street SE, Medicine Hat , Alberta T1A0A9

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|--|---|---------------------------------|
| Transaction Type For Lease | Days On Market 522 | Lease Amount 21.00 |
| Lease Frequency Annually | Zoning MU-D | Subdivision SE Hill |
| Building Type Commercial Mix,Mixed Use,Office Building | Year Built 1998 | Structure Type Office |
| Property Type Commercial | Property Sub Type Mixed Use | Legal Plan 1491 |
| Building Area (Sq. Ft.) 5005.00 | Building Area (Sq. M.) 464.98 | Inclusions N/A |
| Restrictions None Known | Reports None | |

This 5,005 SF Class A office space, with design details that project a strong professional image and presence, is available for lease in Historic Downtown Medicine Hat at \$21.00 PSF, plus utilities and additional rent of \$6.50 PSF. Located along the high-traffic 1 Street SE, the space includes multiple private offices, a reception area, a conference room, and open workspaces allowing for flexible layouts. The lower level features separate men's and women's washrooms, storage, server room. With private parking and proximity to City Hall, courthouses, and other key services, this space offers excellent visibility and convenience, making it ideal for businesses seeking a professional downtown location.

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