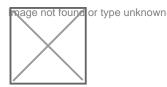


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 101, 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** 

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

**Transaction Type** 

For Lease

**Days On Market** 

271

**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

Reports

None Known 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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