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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 336 | 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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