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101, 505 1 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID: 26798

MLS ID: A2170186

\$21



△ ADAM ANDREWS

AVISON YOUNG

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

Transaction Type

For Lease

Days On Market

396

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

Reports

None

Inclusions

N/A

Restrictions
None Known

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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