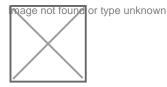


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **533 4 STREET SE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Medicine Hat, Alberta

Listing ID: 26805

MLS ID: A2177502

\$10



- <sup>△</sup> MATT TEEL
- **2** (403) 878-6679
- ROYAL LEPAGE COMMUNITY REALTY
- **403-528-4222**
- 533 4 Street SE, Medicine Hat , Alberta T1A 0K7

**Transaction Type** 

For Lease

Lease Frequency

Monthly

Structure Type

Mixed Use

Building Area (Sq. Ft.)

1460.00

Heating

Forced Air, Natural Gas

Reports
Floor Plans

**Days On Market** 

237

Subdivision

SE Hill

**Property Type** 

Commercial

Building Area (Sq. M.)

135.64

Inclusions

n/a

Lease Amount

10.00

Year Built

1945

**Property Sub Type** 

Mixed Use

Parking

1

Restrictions

None Known

Welcome to the new lobby space from the eclectic Towne Theatre. This extensively refurbished and instantly available main-floor space, strategically positioned for optimum visibility. Encompassing 1,460 square feet, this area boasts exceptional exposure with its impressive front-facing windows. Featuring two fully accessible barrier free bathrooms, the space is meticulously prepared for immediate occupancy, awaiting your personalized touches to tailor it to your specific business venture. We invite you to explore the boundless potential within this distinctive building and its newly upgraded premises. Base rent 10.00/SF = \$1216.67/Month+GST + Additional Rent is \$5.00/SF = \$608.33 + GST - Total Monthly Rent for the space = \$1825/Month + Electrical + GST

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