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## 628 2 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
30248


**MLS ID:**  
A2212371

**\$1,500**



 **JEN BOYLE**  
 (403) 458-3974

 **CIR REALTY**  
 403-271-0600

 628 2 Street SE, Medicine Hat , Alberta T1A0C9

|  |   |   |
|--|---|---|
| <b>Transaction Type</b><br>For Lease                     | <b>Days On Market</b><br>92                     | <b>Lease Amount</b><br>1500.00            |
| <b>Lease Frequency</b><br>Monthly                        | <b>Zoning</b><br>MU-D                           | <b>Subdivision</b><br>SE Hill             |
| <b>Year Built</b><br>1910                                | <b>Structure Type</b><br>Low Rise (2-4 stories) | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Mixed Use                    | <b>Legal Plan</b><br>1491                       | <b>Building Area (Sq. Ft.)</b><br>1246.00 |
| <b>Building Area (Sq. M.)</b><br>115.76                  | <b>Cooling</b><br>Central Air                   | <b>Heating</b><br>Central                 |
| <b>Commercial Amenities</b><br>Parking-Extra,See Remarks | <b>Inclusions</b><br>n/a                        | <b>Restrictions</b><br>None Known         |
| <b>Reports</b><br>Floor Plans                            |   |   |

Prime Downtown Commercial Lease Opportunity – Medicine Hat Discover a highly visible and affordable commercial lease space in the heart of Medicine Hat, perfect for retail or service-based businesses. This main floor unit offers a gross lease rate of just \$1,500/month, plus a share of utilities, making it an attractive option for long-term tenants seeking an affordable space. Property Highlights: High Visibility: Located in a bustling downtown area with excellent exposure to foot and vehicle traffic. Functional Layout: Features expansive display windows for showcasing products, an open showroom area, and a rear workshop/warehouse for added versatility. Convenience: Includes two designated parking stalls for staff, ensuring ease of access. With minimal improvements required, this space is ready to accommodate your business needs. Don't miss out on this fantastic opportunity to establish or expand your business in a vibrant downtown setting. Act Now! Call today to schedule your private viewing and secure this exceptional lease space!

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