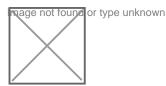


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5, 202 5 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID: 31114

MLS ID: A2234262

\$12



- **△** TANYA HOLOWATY
- (403) 581-3211
- **403-581-3211**

rM1

5, 202 5 Avenue SE, Medicine Hat , Alberta $\,$ T1A 2P8 $\,$

Transaction Type

For Lease

Title

Leasehold

Days On Market

1

Zoning

MU-D

Subdivision NONE Building Type
Commercial Mix

Year Built

1978

Structure Type Mixed Use Property Type

Property Sub Type

Mixed Use

Legal Plan

Commercial

1491

N/A

Building Area (Sq. Ft.) 1033.00

Building Area (Sq. M.)

95.97

Inclusions

Restrictions
Landlord Approval

Reports

Information Package

Main floor Downtown Office Space in a secure plaza with a designated parking stall available for lease July 16th! This 1,033 square foot partitioned office space was previously used as a wellness studio and has a large soundproof room that would be excellent for a massage therapist, wellness provider, sound therapy, clinic, podcast space, music producer, psychologist, psychiatrist, counsellor, specialist etc. It has two other offices plus small kitchenette, reception area and common area washrooms. Other tenants include an optometrist, a chiropractor, a physio therapist and investment firm. Offered at \$12.00 per sq.ft. plus \$9.75 estimated occupancy costs or \$\$1,872.31 plus GST and separately metered utilities (average around \$100 per month). This building is professionally managed by a local firm. Call an agent today to view! NOTE: The contents in photos are not included (front desk, harmonic egg, furniture, triangle shelf unit etc.).

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