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5, 202 5 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Medicine Hat, Alberta



Listing ID:
31114


MLS ID:
A2234262

\$12



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

 **TMV PROPERTY GROUP LTD.**
 403-581-3211

 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 Commercial
Property Sub Type Mixed Use	Legal Plan 1491	Building Area (Sq. Ft.) 1033.00
Building Area (Sq. M.) 95.97	Inclusions N/A	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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