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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

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 186
<b>Lease Amount</b> 12.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Other
<b>Zoning</b> MU-D	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1978	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1491	<b>Building Area (Sq. Ft.)</b> 1033.00
<b>Building Area (Sq. M.)</b> 95.97	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Information Package		

Attention Medical/Wellness Professionals and Podcasters! This main floor downtown office space located in a secure plaza with a large semi-sound proof room into addition to separate offices and kitchenette that includes a designated parking stall is available for lease! It is approximately 1,033 square feet and was previously used as a wellness studio. 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 \$120 per month). This building is professionally managed by a local firm. Call an agent today to view!

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