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628 2 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta



Listing ID:
31804


MLS ID:
A2250549

\$1,500



 **JEN BOYLE**
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 **CIR REALTY**
 403-271-0600

 628 2 Street SE, Medicine Hat , Alberta T1A0C9

Transaction Type

For Lease

Days On Market

1

Zoning

MU-D

Subdivision

SE Hill

Year Built

1910

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1491

Building Area (Sq. Ft.)

1246.00

Building Area (Sq. M.)

115.76

Cooling

Central Air

Heating

Central

Commercial Amenities

Parking-Extra,See Remarks

Inclusions

N/A

Restrictions

None Known

Reports

Floor Plans

Unbeatable Downtown Lease – Steps from Medicine Hat's Trendiest Shops & Services If you're searching for the ultimate location to launch or expand your business, look no further. This prime main floor commercial space is nestled right in the pulse of downtown Medicine Hat, surrounded by boutique retailers and the city's most popular services—offering your business unbeatable exposure and easy access to a vibrant, trendsetting clientele. Why You'll Love This Space: Prime Location: Be at the centre of it all, with high visibility to both foot and vehicle traffic in one of Medicine Hat's most sought-after commercial corridors. Showcase Ready: Expansive display windows and an open-concept showroom let your products or services shine, while a rear workshop/warehouse adds valuable flexibility. Turnkey Convenience: With minimal improvements needed, you can move in and start building your brand from day one. Staff-Friendly: Two dedicated parking stalls make daily operations a breeze for your team. All this for just \$1,500/month (gross lease) plus a share of utilities—an affordable, long-term solution for businesses ready to thrive in a dynamic downtown setting. Opportunities like this don't last. Secure your spot among Medicine Hat's best. Call today to book your private tour and make this coveted downtown address yours!

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