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## B, 646 SOUTH RAILWAY STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Medicine Hat, Alberta

Listing ID:

MLS ID:

31891

A2252732

\$1,100



**△** JEN BOYLE

**2** (403) 458-3974

■ CIR REALTY

**403-271-0600** 

r<u>M</u>1

B, 646 South Railway Street SE, Medicine Hat , Alberta T1A 2V9

**Transaction Type** 

For Lease

**Days On Market** 

84

Lease Amount

1100.00

Lease Frequency

Monthly

Zoning MU

Subdivision

**Building Type** 

Mixed Use

Year Built

River Flats

1979

Structure Type Retail

**Property Type** 

**Property Sub Type** 

Legal Plan

Commercial

Retail

1837F

Building Area (Sq. Ft.)

800.00

Building Area (Sq. M.)

74.32

Cooling Central Air

Heating

Ceiling, Natural Gas

Lot Features

Near Public Transit, Near Shopping

Center

**Inclusions** 

N/A

Restrictions Lease Restriction

Reports Floor Plans

Size Matters... But Sometimes Smaller is Just Smarter! Who says bigger is always better? Welcome to your next business adventure in this perfectly petite 800sf space—where small means simple, affordable, and (let's be honest) a little bit exposed... in all the right ways! Step inside through your own private vestibule and let the world see what you're up to—literally! With a main area ready to showcase your big ideas and a handy side room for when you need a little privacy, this layout proves you don't need a massive footprint to make a massive impact. Bonus points for the newly updated washroom—because even the smallest spaces deserve a touch of luxury. Located on one of the city's busiest streets, your business will get all the attention it deserves. Eyecatching signage opportunities mean you'll never be overlooked, and with both off-street and on-street parking, your clients can pop in with ease (no parking wars here). Best of all? The rent is refreshingly low, so you can spend less on overhead and more on what really matters—growing your business. Ready to go big by thinking small? Book your showing today and see how this compact space can be the perfect fit for your next venture.

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