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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:
31891

MLS ID:
A2252732

\$800



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

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

Transaction Type For Lease	Days On Market 134	Lease Amount 800.00
Lease Frequency Monthly	Zoning MU	Subdivision River Flats
Building Type Mixed Use	Year Built 1979	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 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. Eye-catching 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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