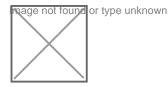


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **622 3 STREET SE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Medicine Hat, Alberta

Listing ID: 32160

MLS ID: A2257763

\$1,750



- △ JEN BOYLE
- **2** (403) 458-3974
- □ CIR REALTY
- **403-271-0600**
- 622 3 Street SE, Medicine Hat , Alberta T1A7G6

**Transaction Type** 

For Lease

**Days On Market** 

2

**Lease Amount** 

1750.00

**Lease Frequency** 

Monthly

**Zoning** MU-D Subdivision

SE Hill

Year Built

1914

Structure Type Mixed Use Property Type Commercial

**Property Sub Type** 

Retail

Legal Plan

Building Area (Sq. Ft.)

1950.00

Building Area (Sq. M.)

181.16

Inclusions

N/A

1491

Restrictions
None Known

Reports

Floor Plans, Formal Lease

Spacious Downtown Retail or Professional Space – Exceptional Value! Discover the perfect location for your business in the heart of downtown Medicine Hat! This versatile street-level space offers approximately 1,950 sq. ft. of well-designed area, featuring a large, open showroom ideal for retail displays or professional services. The updated décor, bright windows, and modern finishes create an inviting, light-filled atmosphere that's sure to impress clients and customers alike. Enjoy the convenience of a dedicated kitchen area—perfect for staff breaks or catering events—and a full basement, providing ample storage or additional workspace to suit your needs. Parking is a breeze with a designated spot, additional off-street options, and plenty of on-street parking for your customers. With a low lease rate for the size and amenities offered, this property presents outstanding value in a high-visibility location. Set your business up for success in a vibrant, growing downtown community! Contact your Commercial REALTOR® today to schedule a private tour and see how this space can work for you.

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