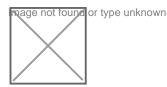


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7, 2020 STRACHAN ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Medicine Hat, Alberta Listing ID: 32177

MLS ID:

A2258031



- **△** TANYA HOLOWATY
- **2** (403) 581-3211
- TMV PROPERTY GROUP LTD.
- **403-581-3211**

7, 2020 Strachan Road SE, Medicine Hat, Alberta T1B 0G4

Transaction Type

For Lease

Lease Amount

28.00

Zoning C-R

2011

Year Built

Property Sub Type

Mixed Use

Building Area (Sq. M.)

139.35

Reports

Information Package

Title

Leasehold

Lease Frequency

Annually

Subdivision SE Southridge

Structure Type

Mixed Use

Legal Plan

1210309

Inclusions

NA

Days On Market

20

Lease Term

Other

Building Type

Commercial Mix

Property Type

Commercial

Building Area (Sq. Ft.)

1500.00

Restrictions

None Known

This Prime Commercial Bay comprising approximately 1,500 sq.ft. is available for lease! Located in a high traffic plaza with terrific exposure that is conveniently located across from Walmart in the busy south end of Medicine Hat. The space is being demised from the neighboring unit with possession negotiable and a preferred minimum five year lease term. Offered at \$28NNN plus \$12.00 estimated occupancy costs for a total of \$5,000.00 per month, plus GST and separately metered utilities. Great location for a nice coffee shop, cafe, wellness provider, office professionals, or retailer etc.

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