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## 7, 2020 STRACHAN ROAD SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
32177


**MLS ID:**  
A2258031

**\$28**



 **TANYA HOLOWATY**  
 (403) 581-3211

 **TMV PROPERTY GROUP LTD.**  
 403-581-3211

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

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 255
<b>Lease Amount</b> 28.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Other
<b>Zoning</b> C-R	<b>Subdivision</b> SE Southridge	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 2011	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1210309	<b>Building Area (Sq. Ft.)</b> 1500.00
<b>Building Area (Sq. M.)</b> 139.35	<b>Inclusions</b> NA	<b>Restrictions</b> None Known
<b>Reports</b> Information Package		

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 \$13.00 estimated occupancy costs for a total of \$5,125.00 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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