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451 3 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Medicine Hat, Alberta



Listing ID:
32485


MLS ID:
A2263893

\$1,585



 **JEN BOYLE**
 (403) 458-3974

 **CIR REALTY**
 403-271-0600

 451 3 Street SE, Medicine Hat , Alberta T1A 0G8

Transaction Type For Lease	Days On Market 2	Lease Amount 1585.00
Lease Frequency Monthly	Zoning MU-D	Subdivision SE Hill
Building Type Mixed Use	Year Built 1965	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1491
Building Area (Sq. Ft.) 2796.00	Building Area (Sq. M.) 259.75	Footprint (Sq. Ft.) 1832
Cooling Central Air	Heating Central	Access to Property Direct Access, Major Shopping Nearby, Mixed, On Major Traffic Route, Visual Exposure
Inclusions N/A	Restrictions None Known	Reports Floor Plans, Formal Lease

Prime Downtown Medicine Hat Lease Opportunity – Modern, Upgraded Retail/Commercial Space Step into sophistication and style with this beautifully upgraded commercial property, perfectly positioned in the heart of downtown Medicine Hat. Designed to impress and ready to elevate your brand, this 2,796 sq ft space (main floor + mezzanine) is ideal for upscale boutiques, trendsetting retailers, or dynamic businesses seeking a high-impact location. Property Highlights: Inviting Showroom: Greet your clients with a bright, contemporary showroom featuring newer ceiling tiles, modern lighting, fresh paint, and stylish flooring—setting the stage for a memorable first impression. Expansive Display Windows: Command attention with large, street-level display windows—perfect for showcasing your products and engaging walk-by traffic. Spacious Main Floor: Enjoy generous storage and staff areas on the main level, offering seamless organization and workflow for your team. Functional Upper Mezzanine: The upper level features a convenient loading door at grade and rear private parking stalls, making deliveries and staff access effortless. Total Area: 2,796 sq ft of flexible, thoughtfully designed space to accommodate your unique vision. Why Downtown Medicine Hat? Surround yourself with thriving local businesses, vibrant foot traffic, and a community that values innovation and quality. This is your chance to secure a standout location that supports growth and brand prestige. Perfect For: Upscale boutiques Specialty retailers Creative studios Wellness or beauty concepts Trend-forward brands and businesses Ready to elevate your business in Medicine Hat's most iconic commercial district? Book your private tour today and discover how this upgraded space can be the next step for your brand's success.

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