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## 304, 4979 SOUTHLANDS DRIVE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Medicine Hat, Alberta

**Listing ID:**  
32668

**MLS ID:**  
A2267220

**\$27**



 **DAN KITCHING**  
 (403) 866-1334

 **AVISON YOUNG**  
 403-330-3338

 304, 4979 Southlands Drive SE, Medicine Hat , Alberta T1B0T8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 195	<b>Lease Amount</b> 27.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> C-N	<b>Subdivision</b> Southland
<b>Building Type</b> Commercial Mix,Office Building,Retail	<b>Year Built</b> 2022	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 2311769
<b>Building Area (Sq. Ft.)</b> 1600.00	<b>Building Area (Sq. M.)</b> 148.64	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

Introducing Unit #304 - a versatile and high-visibility 1,600 sq. ft. endcap flex space ideally positioned for office, retail, or fast-food use. This quality constructed building delivers excellent exposure, situated at the corners of Southlands Dr. SE and South Boundary Rd. - a busy corridor servicing the city's growing southeast quadrant. With seamless access for customers, clients or tenants alike, this space is ready to be tailored to your business needs. Whether you envision a professional office suite, a high-impact retail showroom or a quick-service food outlet with strong commuter and neighbourhood access, the property delivers exposure, accessibility and flexibility to execute. Operating Costs are estimated at \$11.25 psf (including utilities) for 2025.. There is potential for an additional 1,400 sq. ft. available next door for the right client.

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