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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

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