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## 2, 2010 STRACHAN ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Medicine Hat, Alberta



**Listing ID:**  
33602


**MLS ID:**  
A2279573

**\$4,500**



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 587-777-7276

  
2, 2010 Strachan Road SE, Medicine Hat , Alberta T1B 0M9

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 1
<b>Zoning</b> C-R	<b>Subdivision</b> Southland	<b>Building Type</b> Street Level Storefront
<b>Year Built</b> 2010	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1110588	<b>Building Area (Sq. Ft.)</b> 6256.00
<b>Building Area (Sq. M.)</b> 581.20	<b>Footprint (Sq. Ft.)</b> 4904	<b>Roof</b> Metal
<b>Foundation</b> Slab	<b>Cooling</b> Central Air	<b>Heating</b> Forced Air,Natural Gas
<b>Commercial Amenities</b> Mezzanine	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,Strip Shopping Mall	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Condo/Strata Bylaws,Floor Plans	

Exciting lease opportunity in Medicine Hat's high-demand Southlands shopping area with excellent visibility and easy access to major highways. Approx. 5,000 sq. ft. of modern main-floor retail/professional space featuring polished concrete floors, tall ceilings, and bright lighting, plus a fully finished 1,421 sq. ft. mezzanine ideal for offices, storage, or additional workspace. Functional rear access includes grade-level loading doors and a long docking bay, along with a fenced garbage enclosure. Durable metal roof and stucco exterior, and ample on-site parking for customers and staff. Below-market rents—contact your real estate professional for lease details and a private tour.

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