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

Transaction Type For Lease	Title Leasehold	Days On Market 49
Lease Amount 4500.00	Lease Frequency Monthly	Zoning C-R
Subdivision Southland	Building Type Street Level Storefront	Year Built 2010
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1110588	Building Area (Sq. Ft.) 6256.00	Building Area (Sq. M.) 581.20
Footprint (Sq. Ft.) 4904	Roof Metal	Foundation Slab
Cooling Central Air	Heating Forced Air,Natural Gas	Commercial Amenities Mezzanine
Access to Property Accessible to Major Traffic Route,Direct Access,Major Shopping Nearby,On Major Traffic Route,Strip Shopping Mall	Inclusions N/A	Restrictions None Known
Reports 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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