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## 455 3 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta

**Listing ID:**  
34097

**MLS ID:**  
A2279581

**\$8**



 **JEN BOYLE**  
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 455 3 Street SE, Medicine Hat , Alberta T1A 0G8

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 48
<b>Lease Amount</b> 8.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> MU-D
<b>Subdivision</b> SE Hill	<b>Building Type</b> Mixed Use	<b>Year Built</b> 1965
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1491	<b>Building Area (Sq. Ft.)</b> 1493.00	<b>Building Area (Sq. M.)</b> 138.70
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air	<b>Lot Features</b> Near Public Transit,Near Shopping Center
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Standard form of Lease

Located in the heart of the entertainment district of downtown Medicine Hat, this previous comedy club location is street level, open plan, with additional storage and common area amenities. Affordable lease rate at \$995.33/mo plus additional rents of \$322.24/mo INCLUDES UTILITIES, for a total monthly payment of only \$1317.57!

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