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## 104, 579 3 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Medicine Hat, Alberta

**Listing ID:**  
34107

**MLS ID:**  
A2288227

**\$1,200**



 **ADAM ANDREWS**  
 (403) 580-9078

 **AVISON YOUNG**  
 403-330-3338

  
104, 579 3 Street SE, Medicine Hat , Alberta T1A0H2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 1200.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> MU-D	<b>Subdivision</b> SE Hill
<b>Building Type</b> Mixed Use	<b>Year Built</b> 1912	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1491
<b>Building Area (Sq. Ft.)</b> 1100.00	<b>Building Area (Sq. M.)</b> 102.19	<b>Inclusions</b> Call Lister
<b>Restrictions</b> Landlord Approval	<b>Reports</b> None	

Prime ±1,100 SF café opportunity located in Gaslight Plaza in the heart of historic downtown Medicine Hat's central business district, benefiting from strong weekday daytime traffic within an owner-occupied professional building anchored by EBT Chartered Professional Accountants and over 100 on-site employees. Positioned within the city's core commercial and professional hub, the space is ideally suited for a café, grab-and-go food operator, or boutique beverage concept seeking a compact, high-visibility location with an established customer base. Existing café equipment is available for tenant use, including an espresso machine, display case, commercial table-top pizza oven, stove, slush machine, panini presses, multiple coolers and freezers, bean grinders, and assorted tables and chairs, creating an attractive turnkey leasing opportunity in a well-established downtown setting.

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