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1222 ALLOWANCE AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Medicine Hat, Alberta

Listing ID:
34468

MLS ID:
A2294258

\$8



 **JEN BOYLE**
 (403) 458-3974

 **GRASSROOTS REALTY GROUP**
 587-777-7276


1222 Allowance Avenue SE, Medicine Hat , Alberta T1A 3H1

Transaction Type For Lease	Title Leasehold	Days On Market 62
Lease Amount 8.00	Lease Frequency Annually	Zoning DC
Subdivision River Flats	Building Type Warehouse	Year Built 1956
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2630AM	Building Area (Sq. Ft.) 19250.00	Building Area (Sq. M.) 1788.37
Inclusions N/A	Restrictions Development Restriction	Reports Call Lister

Phase 1 Redevelopment Opportunity – Build-to-Suit Lease Spaces Position your business in one of Medicine Hat's most visible and flexible new commercial redevelopment opportunities. Phase 1 offers build-to-suit lease spaces ranging from approximately 2,100 sq. ft. to 19,250 sq. ft., ideally suited for a wide variety of commercial uses. Centrally located on a major intersection with high traffic counts, heavy truck route, this high-exposure site offers outstanding accessibility, visibility, and convenience for customers, staff, and suppliers alike. Designed with flexibility in mind, the development can accommodate retail, office, service commercial, showroom, light industrial, and other user-specific concepts and an impressive 600V 3 phase power supply is available. The building design features open-span construction with 20 foot ceiling heights, creating a bright, spacious environment with excellent functional flexibility. The generous vertical clearance also provides potential for mezzanine development, allowing tenants to maximize usable space and customize layouts to suit their operational needs. A major advantage of this opportunity is the ability to bring your ideas and work directly with the developer to create a space tailored to your business. Whether you need a customer-facing commercial unit, warehouse functionality, additional storage, or a combination of indoor and outdoor use, the site offers the flexibility to deliver. There is also potential for a substantial parking lot or mixed yard/parking configuration, ideal for businesses requiring customer parking, fleet storage, or equipment access. This is a rare opportunity to secure space in a prominent central location while helping shape the final design and functionality from the ground up.

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