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## 1782 32 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Medicine Hat, Alberta



**Listing ID:**  
34659


**MLS ID:**  
A2293774

**\$8.50**



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 1782 32 Street SW, Medicine Hat , Alberta T1B 4A6

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 63
<b>Lease Amount</b> 8.50	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Other
<b>Sub Lease</b> 1	<b>Zoning</b> I-G	<b>Subdivision</b> South West Industrial
<b>Year Built</b> 2001	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 23400.00	<b>Building Area (Sq. M.)</b> 2173.91
<b>Lot Size (Sq. Ft.)</b> 107593	<b>Lot Size (Acres)</b> 2.47	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Formal Lease	

Exceptional commercial industrial sublease opportunity which expires September 2030, with flexible leasing options. Tenants can lease the entire property or individual portions: west shop – 12927 SF and east shop – 13,993 SF. This versatile metal-clad property is well suited for shop, warehouse, shipping, receiving, showroom, and staff support functions. The site features a fully fenced yard with paved and crush surfaces, avenue access, a large paved staff parking area, and substantial bollards protecting the overhead doors. One workshop is well equipped with four drive-through bays with 16-foot overhead doors, a 5-ton overhead crane, make-up air units, airlines to each bay, overhead heaters, water lines, floor drains, and a double hand-washing sink. The second workshop includes four drive-through bays with 14-foot overhead doors, offering excellent functionality for a wide range of industrial and service-based operations. The shop areas are connected by a central space that can serve as shared work area between the newer and older shop sections, with room for computers and workstations, additional washrooms, and access to the rear yard. The mezzanine level provides practical staff amenities including a conference room, staff room, and locker room. An additional drive-in bay with a 10-foot overhead door opens directly into the showroom, making it ideal for shipping and receiving. The property also offers substantial power infrastructure and secure access suitable for a variety of industrial users. Rare opportunity to sublease a functional, well-equipped industrial property with an excellent mix of shop space, office support, yard access, and showroom potential.

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