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A + B, 410 SOUTH RAILWAY STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta



Listing ID:
34830


MLS ID:
A2300971

\$4



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 A + B, 410 South Railway Street SE, Medicine Hat , Alberta T1A2V5

Transaction Type For Lease	Title Leasehold	Days On Market 61
Lease Amount 4.00	Lease Frequency Annually	Zoning MU-D
Subdivision SE Hill	Building Type Free-Standing	Year Built 1912
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Retail
Legal Plan 1491	Building Area (Sq. Ft.) 29650.00	Building Area (Sq. M.) 2754.55
Lot Features Corner Lot,Near Public Transit,Near Shopping Center	Commercial Amenities See Remarks	Inclusions N/A
Restrictions None Known	Reports Floor Plans	

Exceptional downtown Medicine Hat lease opportunity offering outstanding value and flexibility in a well known mixed use building. Available space includes over 11500 sq ft on the main floor plus an additional 11428 sq ft on the second level, with potential to lease one floor or combine both for larger requirements. Open plan layout, high ceilings, large display windows, loading access to each floor, and a well maintained brick exterior create a bright functional space suited to retail, office, entertainment, service, or mixed use concepts. Located in the Downtown Mixed Use district with extremely high vehicle and pedestrian traffic counts, huge onsite parking lot, on street parking, nearby public transit, and excellent access to the financial district and surrounding downtown amenities. Landlord may consider demising, design requests, improvements, and flexible occupancy options for reliable tenants. Additional 580 sq ft space with private washroom may be available separately (at a price to be determined with use) or as part of a larger lease. Market rate is just \$4.00 per sq ft per year with low operating costs of \$1.25 per sq ft, making this one of the best value large format lease opportunities on the market.

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