

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



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

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

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

Transaction Type For Lease	Title Leasehold	Days On Market 1
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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.