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4, 809 BULLIVANT CRESCENT SW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta



Listing ID:
34963


MLS ID:
A2302564

\$2,000



 **MATT TEEL**
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 **ROYAL LEPAGE COMMUNITY REALTY**
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4, 809 Bullivant Crescent SW, Medicine Hat , Alberta T1A 5G5

Transaction Type

For Lease

Subdivision

SW Hill

Year Built

1985

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

661.00

Building Area (Sq. M.)

61.41

Construction Type

Brick,Concrete

Roof

Cedar Shake

Cooling

Central Air

Heating

Forced Air,Natural Gas

Inclusions

All office equipment, medical office furniture, and cabinetry are negotiable and may be included subject to the agreed-upon lease terms.

Restrictions

None Known

Reports

Floor Plans,Title

Opportunity knocks with this clean, functional, and professional commercial space located in a well established building housing medical and consulting businesses. Whether you're looking to open a clinic, wellness practice, or professional office, this space is well suited to support your operation from day one. The layout offers a front reception area with designated waiting space, 3 private exam/patient rooms, a staff kitchen/lunchroom, and a 2-piece bathroom. The efficient floor plan allows for easy customization depending on your business needs. Located on a high exposure corner, this property benefits from strong visibility and easy access, complemented by ample on-site parking for both staff and clients. MU (Mixed Use) zoning provides added flexibility for a variety of permitted uses. Lease rate is \$2,000/month + Utilities. An excellent opportunity to establish or expand your business in a proven professional setting. All office equipment, medical office furniture, and cabinetry are negotiable and may be included subject to the agreed-upon lease terms. This property is also for sale (MLS #A2302558).

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