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649 3 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta



Listing ID:
35200


MLS ID:
A2309562

\$12



 **ROD WILSON**
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 ROYAL LEPAGE COMMUNITY REALTY
 403-528-4222

 649 3 Street SE, Medicine Hat , Alberta T1A 0H4

Transaction Type For Lease	Days On Market 1	Lease Amount 12.00
Lease Frequency Monthly	Zoning MU-D	Subdivision SE Hill
Year Built 2009	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 1491	Building Area (Sq. Ft.) 3455.00
Building Area (Sq. M.) 320.98	Construction Type Brick,ICFs (Insulated Concrete Forms),Wood Frame	Roof Metal
Foundation ICF Block	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Corner Lot,Low Maintenance Landscape,Near Public Transit,Near Shopping Center,See Remarks,Street Lighting	Commercial Amenities Storage,Storefront	Access to Property Back Alley Access,Direct Access
Inclusions N/A	Restrictions None Known	Reports Floor Plans

This 2009 built building is located in the heart of our beautiful city. With its location being on the prime street of downtown, the traffic is high and storefront visibility is huge! With this desirable location it also provides over 3455 SqFt of business space and a basement for storage, meeting anyone's commercial needs. The building was designed to last with ICF concrete blocks, and metal roof. Parking is available directly on the street for your clients and a private parking spot in the rear. Also a huge parkade in the back for staff parking or clients if required. If you're looking to relocate your business or follow your dreams, then look no further. Come have a look.

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