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## 1276 32 STREET SW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Medicine Hat, Alberta



**Listing ID:**  
35428


**MLS ID:**  
A2314906

**\$8**



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 1276 32 Street SW, Medicine Hat , Alberta T1B 3N7

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 14
<b>Lease Amount</b> 8.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> I-G
<b>Subdivision</b> South West Industrial	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1980
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7810488	<b>Building Area (Sq. Ft.)</b> 20400.00	<b>Building Area (Sq. M.)</b> 1895.21
<b>Lot Size (Sq. Ft.)</b> 98445	<b>Lot Size (Acres)</b> 2.26	<b>Inclusions</b> None.
<b>Restrictions</b> None Known	<b>Reports</b> Title	

Located in Medicine Hat's highly desirable Southwest Industrial area, 1276 32 Street SW offers excellent access to both the Trans-Canada Highway (HWY 1) and Crowsnest Highway (AB 3), providing efficient connectivity throughout Southern Alberta and Western Canada. This versatile 20,400 SF± industrial facility features approximately 18,000 SF± of warehouse/shop space and 2,400 SF± of office area including reception, three private offices, two washrooms, and a large staff room. The approximately 200' x 90' warehouse/shop is equipped with four overhead doors (1 – 20' x 12', 1 – 10' x 12', and 2 – 16' x 12') and is well suited for warehousing, logistics, manufacturing, contractor operations, fleet service, and distribution users requiring substantial indoor and outdoor operational capacity. The property also includes approximately 2.26 acres of yard space, providing excellent flexibility for storage, equipment, fleet, and operational use. Lease rate is \$8.00 PSF plus operating costs and GST.

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