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## MAIN FLOOR, 524 3 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Medicine Hat, Alberta



**Listing ID:**  
20840


**MLS ID:**  
A2048107

**\$1,000**



 **MATT TEEL**  
 (403) 878-6679

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

 Main Floor, 524 3 Street SE, Medicine Hat , Alberta T1A 0H3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 359	<b>Lease Amount</b> 1000.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Subdivision</b> SE Hill
<b>Building Type</b> Low Rise (2-4 stories)	<b>Year Built</b> 1945	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Parking</b> 1	<b>Roof</b> Membrane
<b>Cooling</b> Central Air	<b>Heating</b> High Efficiency, Forced Air, Natural Gas	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> None	

Downtown, 3rd Street SE, main floor space for lease, available immediately! 2,400 SQ FT of space that consists of a large open area with 3 additional separate rooms/offices, 2pc bathroom & front street access. Large picture windows look out onto the sidewalk/street and are great to display signage and bring in lots of natural light. Well maintained building, centrally located close to coffee shops, restaurants/pubs, local shopping public transit and much more! Asking rent is \$5/SF = \$1000/Month Base Rent + \$3/SF (\$600/month) for Additional rent + Utilities + GST An additional 1500 SF of office space/boardroom + bathroom available in the lower level. Call for your private viewing. Open to offers!

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