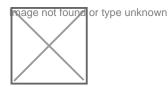


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



A MATT TEEL

(403) 878-6679

■ ROYAL LEPAGE COMMUNITY REALTY

403-528-4222

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

Transaction Type

For Lease

Days On Market

359

Lease Amount

1000.00

Lease Frequency

Monthly

Lease Term

Negotiable

Subdivision

SE Hill

Building Type

Low Rise (2-4 stories)

Year Built 1945

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

2400.00

Building Area (Sq. M.)

222.97

Parking

Roof

Cooling

Heating

Inclusions

Membrane

Central Air High Efficiency, Forced Air, Natural Gas

n/a

Restrictions None Known Reports 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!

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.