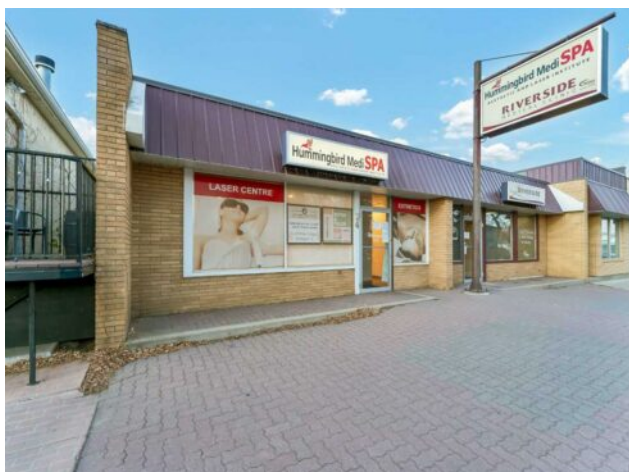


24 3 Street NE
Medicine Hat, Alberta

MLS # A2218618



\$12 per sq.ft.

Division:	Riverside
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	2,350 sq.ft.
Zoning:	C-N

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Level, Near Public Transit, Near Shopping Center, See R
Inclusions:	Any items presently on site		

FANTASTIC OPPORTUNITY TO LEASE A WELL SITUATED PRIME PROFESSIONAL, MEDICAL, OR RETAIL LOCATION! Welcome physicians to this former clinic space, or any other tenants looking for plumbed rooms, large private offices/examination rooms, off street rear parking, and on street public parking! This highly visible street level location is in the historic district of Riverside, close to Downtown Medicine Hat with high foot and street traffic! There are so many possibilities with this NEIGHBOURHOOD COMMERCIAL DISTRICT zoned property , whose permitted uses are: Business and Professional Offices, Day Care Facilities, Government Services, Health Care Offices, Restaurants, Retail and Consumer Services. Please don't hesitate to ask questions about how this property can work for you!