



**104 and 105, 2201 Box Springs Boulevard NW  
Medicine Hat, Alberta**

**MLS # A2251644**



**\$22 per sq.ft.**

**Division:** Northwest Crescent Heights

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,130 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Office spaces #104 and #105 at 2201 Box Springs Blvd, were built in 2009 and merged into one space, combined, the two spaces offer 12 offices, a mezzanine, 1 boardroom, 3 bathrooms, and a kitchenette. Featuring tile flooring, these units provide a modern, functional layout. Conveniently located near Horizon Veterinary Services, El Super Taco, Acera Insurance, The Bolt Guys, Mattress Mattress, Princess Auto, and Costco. Units could be leased separately, if less space is required. Operating costs \$4.42/sq ft