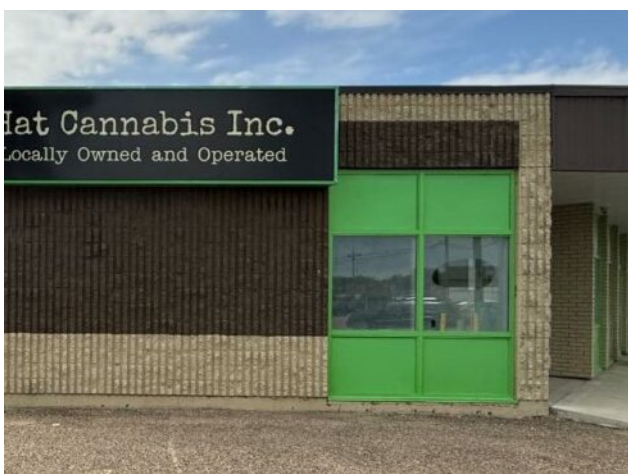


**B, 646 South Railway Street SE
Medicine Hat, Alberta**

MLS # A2252732



\$1,100 per month

Division: River Flats

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 800 sq.ft.

Zoning: MU

Heating: Ceiling, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Near Public Transit, Near Shopping Center

Size Matters… But Sometimes Smaller is Just Smarter! Who says bigger is always better? Welcome to your next business adventure in this perfectly petite 800sf space—where small means simple, affordable, and (let’s be honest) a little bit exposed… in all the right ways! Step inside through your own private vestibule and let the world see what you’re up to—literally! With a main area ready to showcase your big ideas and a handy side room for when you need a little privacy, this layout proves you don’t need a massive footprint to make a massive impact. Bonus points for the newly updated washroom—because even the smallest spaces deserve a touch of luxury. Located on one of the city’s busiest streets, your business will get all the attention it deserves. Eye-catching signage opportunities mean you’ll never be overlooked, and with both off-street and on-street parking, your clients can pop in with ease (no parking wars here). Best of all? The rent is refreshingly low, so you can spend less on overhead and more on what really matters—growing your business. Ready to go big by thinking small? Book your showing today and see how this compact space can be the perfect fit for your next venture.