780-832-5880
cord@gpremax.com

304, 4979 Southlands Drive SE
Medicine Hat, Alberta

MLS # A2267220

$27 per sq.ft.

Division:	Southland
Type:	Office
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,600 sq.ft.
Zoning:	C-N

Heating:	-	**Addl. Cost:**	-
Floors:	-	**Based on Year:**	-
Roof:	-	**Utilities:**	-
Exterior:	-	**Parking:**	-
Water:	-	**Lot Size:**	-
Sewer:	-	**Lot Feat:**	-
Inclusions:	N/A		

Introducing Unit #304 - a versatile and high-visibility 1,600 sq. ft. endcap flex space ideally positioned for office, retail, or fast-food use. This quality constructed building delivers excellent exposure, situated at the corners of Southlands Dr. SE and South Boundary Rd. - a busy corridor servicing the city's growing southeast quadrant. With seamless access for customers, clients or tenants alike, this space is ready to be tailored to your business needs. Whether you envision a professional office suite, a high-impact retail showroom or a quick-service food outlet with strong commuter and neighbourhood access, the property delivers exposure, accessibility and flexibility to execute. Operating Costs are estimated at $11.25 psf (including utilities) for 2025.. There is potential for an additional 1,400 sq. ft. available next door for the right client.

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