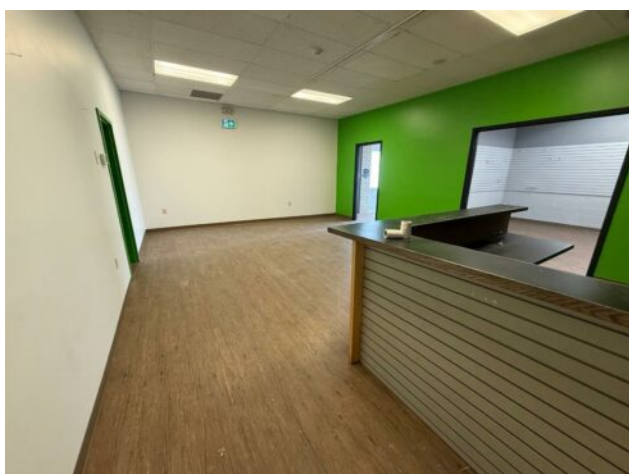


**B, 646 South Railway Street SE  
Medicine Hat, Alberta**

**MLS # A2279575**



## \$800 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

Looking for a smart, affordable space with unbeatable exposure? This 800 sq ft lease opportunity is perfectly positioned on one of the city's busiest streets—giving your business maximum visibility and constant drive-by traffic. Enjoy a private entrance that welcomes clients right into a bright, open main area—ideal for showcasing your business. Need a bit of privacy? There's a separate side room that's perfect for an office or storage. The space also features a newly updated washroom, adding a touch of comfort for you and your clients. With both off-street and on-street parking, visiting is always convenient—no hassle for your customers. Eye-catching signage options mean your brand will stand out and attract attention all day long. Best of all, the lease is budget-friendly and the space is easy to maintain, so you can focus on growing your business instead of worrying about overhead. If you're ready for a high-impact location without the high cost, this compact space could be your perfect fit. Book your showing today!