



**954 7 Street SW
Medicine Hat, Alberta**

MLS # A2287359



\$5 per sq.ft.

Division: SW Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: HomeStay Inn & Suites

Bus. Name: -

Size: 9,300 sq.ft.

Zoning: C-H

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: none

Exceptional leasing opportunity offering 9,300 sq. ft. of versatile space with endless potential. Previously operated as a nightclub, this expansive area could be reimagined for professional offices, medical or health services, fitness or wellness studios, or an event venue. Ideally situated along the Trans-Canada Highway, the property offers excellent visibility and convenient access, with ample on-site parking for staff and clients. Although located on the lower level, the natural slope of the land provides direct rear entry with minimal stairs, making access easy and practical. Operating costs are \$6.25 per sq. ft., including utilities.