

201, 524 2 Street SE
Medicine Hat, Alberta

MLS # A2058750



\$6 per sq.ft.

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	9,500 sq.ft.
Zoning:	MU-D

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Affordable, nicely finished, fully partitioned, move in ready second floor office space located in the heart of Downtown Medicine Hat is available for lease. This space is approximately 1,994 square feet and was previously a law office. Estimated occupancy costs for 2023 are \$3.12 per square foot, per annum. Total monthly rent comes to \$1,599.00 plus GST. The estimated occupancy costs are adjusted annually to actual billings received and comprise of property taxes, building insurance and utilities. HVAC maintenance and repair is paid by the Landlord.