

780-832-5880

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## 101, 132 4 Avenue SE Medicine Hat, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

N/A

MLS # A2170169



## \$16 per sq.ft.

SE Hill

Mixed Use Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 5,071 sq.ft. Zoning: MU-D Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat:

This 5,071 SF main floor office space in the heart of Medicine Hat's financial, legal, and professional hub is available for lease at \$16.00 PSF, plus utilities and additional rent of \$3.50 PSF. The space can be demised into two private suites of approximately 2,040 SF each and features multiple private offices, open workspaces, a kitchenette, washrooms, and a designated storage/file room. The prime corner location offers excellent access, on-site parking, and proximity to key landmarks such as the Provincial Court House, Court of King' Bench, Public Library, City Hall, and Esplanade Arts & Heritage Centre.

Division: