

**957 South Railway Street SE  
Medicine Hat, Alberta**

**MLS # A2205194**



# \$11

**Division:** South West Industrial

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,323 sq.ft.

**Zoning:** MU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Located in a prime, high-traffic area, this CORNER UNIT offers 1323 square feet boasting unmatched visibility with double exposure on the North and East sides of the building. Situated on a prominent lot at a busy intersection, this property benefits from constant foot and vehicle traffic. With two convenient entrances and an abundance of natural light, this space provides a bright and welcoming atmosphere perfect for any business. The previous long-term tenant is retiring after decades of success in this location, offering an excellent opportunity for the next business. Ample parking is available, and the space is ready for immediate occupancy. Offered at \$11/sqft with scheduled escalations annually plus \$3.50/sqft occupancy costs of \$1,599/month plus GST and separately metered utilities. Don't miss the opportunity to lease this standout property in a highly desirable location!