



GRASSROOTS
REALTY GROUP

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**A40, 1177 Factory Street SE
Medicine Hat, Alberta**

MLS # A2225964



\$2,500 per month

Division: River Flats

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,305 sq.ft.

Zoning: -

Heating: Baseboard, Electric, Overhead Heater(s), Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Flexible Commercial Lease Space – This versatile commercial property offers a mix of office, shop, and storage space, making it ideal for a variety of business types. Located near established commercial and retail tenants and just off major city roads, this unit offers great accessibility and exposure. Inside you'll find a spacious front reception/office area, a 2-piece bathroom, an additional large storage or office room, and a 600 SQFT shop space complete with 220 power, an overhead heater, and 14x20 garage doors (manual pulley system). A 600 SQFT mezzanine level provides added storage or potential workspace to suit your operational needs. Monthly lease rate of \$2,500 and INCLUDES utilities, offering excellent value and convenience. Immediate possession available – a great opportunity for businesses looking to expand or establish themselves in a well-located space.