



**GRASSROOTS**  
REALTY GROUP

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5, 202 5 Avenue SE  
Medicine Hat, Alberta

MLS # A2234262



**\$12 per sq.ft.**

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: 5th Avenue Plaza

Bus. Name: -

Size: 1,033 sq.ft.

Zoning: MU-D

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Attention Medical/Wellness Professionals and Podcasters! This main floor downtown office space located in a secure plaza with a large sound proof room into addition to separate offices and kitchenette that includes a designated parking stall is available for lease! It is approximately 1,033 square feet and was previously used as a wellness studio. Other tenants include an optometrist, a chiropractor, a physio therapist and investment firm. Offered at \$12.00 per sq.ft. plus \$9.75 estimated occupancy costs or \$1,872.31 plus GST and separately metered utilities (average around \$100 per month). This building is professionally managed by a local firm. Call an agent today to view!