



**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

Main floor Downtown Office Space in a secure plaza with a designated parking stall available for lease July 16th! This 1,033 square foot partitioned office space was previously used as a wellness studio and has a large soundproof room that would be excellent for a massage therapist, wellness provider, sound therapy, clinic, podcast space, music producer, psychologist, psychiatrist, counsellor, specialist etc. It has two other offices plus small kitchenette, reception area and common area washrooms. 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! NOTE: The contents in photos are not included (front desk, harmonic egg, furniture, triangle shelf unit etc.).