



GRASSROOTS
REALTY GROUP

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2230 9 Avenue SW
Medicine Hat, Alberta

MLS # A2244972



\$8 per sq.ft.

Division: South West Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Available for sublease! Freestanding 4,500 sq. ft. concrete block building with three 14' drive-in bays and a 500 sq. ft. mezzanine. Includes a front showroom, reception area, and two offices. The shop features T5 lighting and insulated vinyl overhead doors. Secure compound allows for outdoor storage. Sublease runs to August 31, 2027, with flexibility for a longer term. Operating costs estimated at \$3/sq. ft. + utilities. Ideal for trades or service-based businesses seeking a clean, functional space.