



GRASSROOTS
REALTY GROUP

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628 2 Street SE
Medicine Hat, Alberta

MLS # A2250549



\$1,500 per month

Division:	SE Hill
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,246 sq.ft.
Zoning:	MU-D

Heating:	Central
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Unbeatable Downtown Lease & Steps from Medicine Hat's Trendiest Shops & Services If you're searching for the ultimate location to launch or expand your business, look no further. This prime main floor commercial space is nestled right in the pulse of downtown Medicine Hat, surrounded by boutique retailers and the city's most popular services—offering your business unbeatable exposure and easy access to a vibrant, trendsetting clientele. Why You'll Love This Space: Prime Location: Be at the centre of it all, with high visibility to both foot and vehicle traffic in one of Medicine Hat's most sought-after commercial corridors. Showcase Ready: Expansive display windows and an open-concept showroom let your products or services shine, while a rear workshop/warehouse adds valuable flexibility. Turnkey Convenience: With minimal improvements needed, you can move in and start building your brand from day one. Staff-Friendly: Two dedicated parking stalls make daily operations a breeze for your team. All this for just \$1,500/month (gross lease) plus a share of utilities—an affordable, long-term solution for businesses ready to thrive in a dynamic downtown setting. Opportunities like this don't last. Secure your spot among Medicine Hat's best. Call today to book your private tour and make this coveted downtown address yours!