



**GRASSROOTS**  
REALTY GROUP

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1377 22 Street SE  
Medicine Hat, Alberta

MLS # A2254778



**\$15 per sq.ft.**

Division: Crestwood-Norwood

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

CURRENTLY BEING PAINTED AN OFF WHITE WITH BLACK RECEPTION DESK, NEW PICS COMING SOON! Amazing opportunity to lease a space in a wellness plaza located just off Dunmore Road in Medicine Hat! 1,200 square feet more or less with reception area, front desk, five nice sized offices/treatment rooms plus two washrooms (one currently used as laundry equipped with washer/dryer which tenant can use but property of Landlord and a shower). Listed at \$15.00/f2 base rent plus \$9.00/f2 operating costs or a total monthly rate of \$2,400.00 plus GST and separately metered utilities. Current tenants in building include a chiropractor, medispa and physiotherapist. Five year lease preferred.