



GRASSROOTS
REALTY GROUP

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622 3 Street SE
Medicine Hat, Alberta

MLS # A2257763



\$1,750 per month

Division: SE Hill
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,950 sq.ft.
Zoning: MU-D

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

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

Spacious Downtown Retail or Professional Space – Exceptional Value! Discover the perfect location for your business in the heart of downtown Medicine Hat! This versatile street-level space offers approximately 1,950 sq. ft. of well-designed area, featuring a large, open showroom ideal for retail displays or professional services. The updated décor, bright windows, and modern finishes create an inviting, light-filled atmosphere that’s sure to impress clients and customers alike. Enjoy the convenience of a dedicated kitchen area—perfect for staff breaks or catering events—and a full basement, providing ample storage or additional workspace to suit your needs. Parking is a breeze with a designated spot, additional off-street options, and plenty of on-street parking for your customers. With a low lease rate for the size and amenities offered, this property presents outstanding value in a high-visibility location. Set your business up for success in a vibrant, growing downtown community! Contact your Commercial REALTOR® today to schedule a private tour and see how this space can work for you.