



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

7, 2020 Strachan Road SE  
Medicine Hat, Alberta

MLS # A2258031



**\$28 per sq.ft.**

Division: SE Southridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,500 sq.ft.

Zoning: C-R

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

This Prime Commercial Bay comprising approximately 1,500 sq.ft. is available for lease! Located in a high traffic plaza with terrific exposure that is conveniently located across from Walmart in the busy south end of Medicine Hat. The space is being demised from the neighboring unit with possession negotiable and a preferred minimum five year lease term. Offered at \$28NNN plus \$13.00 estimated occupancy costs for a total of \$5,125.00 per month, plus GST and separately metered utilities. Great location for a nice coffee shop, cafe, wellness provider, office professionals, or retailer etc.