



GRASSROOTS
REALTY GROUP

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**455 3 Street SE
Medicine Hat, Alberta**

MLS # A2260524

\$7 per sq.ft.



Division: SE Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,540 sq.ft.

Zoning: MU-D

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in the heart of the entertainment district of downtown Medicine Hat, this previous comedy club location is street level, open plan, with additional storage and common area amenities. Affordable lease rate at \$921.43/mo plus additional rents of \$378.58/mo INCLUDES UTILITIES, for a total monthly payment of only \$1300!