



GRASSROOTS
REALTY GROUP

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451 3 Street SE
Medicine Hat, Alberta

MLS # A2263893



\$1,585 per month

Division: SE Hill
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,796 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: -

Prime Downtown Medicine Hat Lease Opportunity – Modern, Upgraded Retail/Commercial Space Step into sophistication and style with this beautifully upgraded commercial property, perfectly positioned in the heart of downtown Medicine Hat. Designed to impress and ready to elevate your brand, this 2,796 sq ft space (main floor + mezzanine) is ideal for upscale boutiques, trendsetting retailers, or dynamic businesses seeking a high-impact location. Property Highlights: Inviting Showroom: Greet your clients with a bright, contemporary showroom featuring newer ceiling tiles, modern lighting, fresh paint, and stylish flooring—setting the stage for a memorable first impression. Expansive Display Windows: Command attention with large, street-level display windows—perfect for showcasing your products and engaging walk-by traffic. Spacious Main Floor: Enjoy generous storage and staff areas on the main level, offering seamless organization and workflow for your team. Functional Upper Mezzanine: The upper level features a convenient loading door at grade and rear private parking stalls, making deliveries and staff access effortless. Total Area: 2,796 sq ft of flexible, thoughtfully designed space to accommodate your unique vision. Why Downtown Medicine Hat? Surround yourself with thriving local businesses, vibrant foot traffic, and a community that values innovation and quality. This is your chance to secure a standout location that supports growth and brand prestige. Perfect For: Upscale boutiques Specialty retailers Creative studios Wellness or beauty concepts Trend-forward brands and businesses Ready to elevate your business in Medicine Hat’s most iconic commercial district? Book your private tour today and discover how this upgraded space can be the next step for your brand’s success.

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