



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**202A, 140 Maple Avenue SE  
Medicine Hat, Alberta**

**MLS # A2272758**



**\$950 per month**

|                    |  |
|--------------------|--|
| <b>Division:</b>   | River Flats  |
| <b>Type:</b>       | Mixed Use  |
| <b>Bus. Type:</b>  | Administrative and Support ,Education/School ,Financial ,Health Services,Pro |
| <b>Sale/Lease:</b> | For Lease  |
| <b>Bldg. Name:</b> | -  |
| <b>Bus. Name:</b>  | -  |
| <b>Size:</b>       | 733 sq.ft.   |
| <b>Zoning:</b>     | MU   |

|                    |                |                       |   |
|--------------------|----------------|-----------------------|---|
| <b>Heating:</b>    | -              | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -              | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | -              | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -              | <b>Parking:</b>       | - |
| <b>Water:</b>      | -              | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -              | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | Not Applicable |                       |   |

Fantastic 733 sq.ft. lease space on a high traffic location. Situated on the second floor offering wide open space with loads of windows, new modern flooring, fresh paint and natural light. Ideal for many different business types from office space, to retail, potential for a yoga studio, and more. This space is desirable and affordable with a great location and ample parking on site and off street. Surrounded by food/beverage, the YMCA, police station, grocery store up the street and other professional businesses and a half block walk to the river and path systems providing for a positive and appealing surrounding. Base rent is \$950.00 monthly plus utilities.