



1-833-477-6687  
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2, 2010 Strachan Road SE  
Medicine Hat, Alberta

MLS # A2279573



**\$4,500 per month**

**Division:** Southland

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,256 sq.ft.

**Zoning:** C-R

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Exciting lease opportunity in Medicine Hat's high-demand Southlands shopping area with excellent visibility and easy access to major highways. Approx. 5,000 sq. ft. of modern main-floor retail/professional space featuring polished concrete floors, tall ceilings, and bright lighting, plus a fully finished 1,421 sq. ft. mezzanine ideal for offices, storage, or additional workspace. Functional rear access includes grade-level loading doors and a long docking bay, along with a fenced garbage enclosure. Durable metal roof and stucco exterior, and ample on-site parking for customers and staff. Below-market rents—contact your real estate professional for lease details and a private tour.