



GRASSROOTS
REALTY GROUP

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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

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.