



**B, 646 South Railway Street SE
Medicine Hat, Alberta**

MLS # A2279575



\$800 per month

Division: River Flats

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 800 sq.ft.

Zoning: MU

Heating:	Ceiling, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Near Public Transit, Near Shopping Center
Inclusions:	N/A		

Looking for a smart, affordable space with unbeatable exposure? This 800 sq ft lease opportunity is perfectly positioned on one of the city's busiest streets—giving your business maximum visibility and constant drive-by traffic. Enjoy a private entrance that welcomes clients right into a bright, open main area—ideal for showcasing your business. Need a bit of privacy? There's a separate side room that's perfect for an office or storage. The space also features a newly updated washroom, adding a touch of comfort for you and your clients. With both off-street and on-street parking, visiting is always convenient—no hassle for your customers. Eye-catching signage options mean your brand will stand out and attract attention all day long. Best of all, the lease is budget-friendly and the space is easy to maintain, so you can focus on growing your business instead of worrying about overhead. If you're ready for a high-impact location without the high cost, this compact space could be your perfect fit. Book your showing today!