



954 7 Street SW
Medicine Hat, Alberta

MLS # A2287359



\$5 per sq.ft.

Division:	SW Hill
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	HomeStay Inn & Suites
Bus. Name:	-
Size:	9,300 sq.ft.
Zoning:	C-H

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	none

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Exceptional leasing opportunity offering 9,300 sq. ft. of versatile space with endless potential. Previously operated as a nightclub, this expansive area could be reimagined for professional offices, medical or health services, fitness or wellness studios, or an event venue. Ideally situated along the Trans-Canada Highway, the property offers excellent visibility and convenient access, with ample on-site parking for staff and clients. Although located on the lower level, the natural slope of the land provides direct rear entry with minimal stairs, making access easy and practical. Operating costs are \$6.25 per sq. ft., including utilities.