



**104, 579 3 Street SE  
Medicine Hat, Alberta**

**MLS # A2288227**

**\$1,200 per month**



<b>Division:</b>	SE Hill
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Gaslight Plaza
<b>Bus. Name:</b>	-
<b>Size:</b>	1,100 sq.ft.
<b>Zoning:</b>	MU-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call Lister

Prime +/-1,100 SF cafe opportunity located in Gaslight Plaza in the heart of historic downtown Medicine Hat's central business district, benefiting from strong weekday daytime traffic within an owner-occupied professional building anchored by EBT Chartered Professional Accountants and over 100 on-site employees. Positioned within the city's core commercial and professional hub, the space is ideally suited for a cafe, grab-and-go food operator, or boutique beverage concept seeking a compact, high-visibility location with an established customer base. Existing cafe equipment is available for tenant use, including an espresso machine, display case, commercial table-top pizza oven, stove, slush machine, panini presses, multiple coolers and freezers, bean grinders, and assorted tables and chairs, creating an attractive turnkey leasing opportunity in a well-established downtown setting.