



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

MLS # A2288227



\$1,200 per month

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