



**GRASSROOTS**  
REALTY GROUP

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677 14 Street SW  
Medicine Hat, Alberta

MLS # A2293450

**\$2,500 per month**



**Division:** South West Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,800 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.13 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Spacious 3,800 sq ft commercial property for lease on corner lot in SW Light Industrial. Easy access to Highway 3 and Trans Canada Highway, great corner lot exposure, and plentiful parking along side and front of property. Development includes renovated showroom space and a 2 pc washroom at the front of the building, 2 partitioned areas, mezzanine and a 2 pc washroom in the interior portion, and shop/storage space at the rear, including a 10' overhead door to the alley.