



**GRASSROOTS**  
REALTY GROUP

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**340A Maple Avenue SE  
Medicine Hat, Alberta**

**MLS # A2297406**



**\$12 per sq.ft.**

**Division:** River Flats

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,020 sq.ft.

**Zoning:** MU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Looking for an affordable, well located, smaller sized space to run your business? This 1,020 square foot unit on Maple Avenue in Medicine Hat is available for lease July 1st! It has terrific natural light, a large open area (currently separated by a pony wall which can be removed), office/storage room with rear access, washer/dryer hookup and sink plus washroom and vinyl plank/tile. Offered at \$12NNN plus \$6.00 occupancy costs, utilities and GST. Tenant to provide snow/ice removal fronting their premises and side. Call today to view!