



GRASSROOTS
REALTY GROUP

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**1229 South Railway Street SE
Medicine Hat, Alberta**

MLS # A2297570

\$2,000 per month



Division: River Flats

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 640 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.41 Acre

Sewer: -

Lot Feat: -

Inclusions: 1 40ft Seacan, Shed, Bar Fridge, Microwave, Cabinets in Offices, Window Coverings, Central Air Conditoner, Desks (negotiable) Cube Van Box (negotiable)

Prime commercial opportunity on a high-traffic roadway! Situated on an approx. 18,000+ sq ft lot, this property offers excellent visibility and exposure for your business. The 640 sq ft building features two office spaces, a kitchen area, bathroom, and utility room. Bright and inviting, the space is filled with natural light and offers endless potential for a variety of uses. Available for sale or lease—an ideal opportunity to establish or grow your business in a high-profile location!