



**A + B, 410 South Railway Street SE  
Medicine Hat, Alberta**

**MLS # A2300971**



**\$4 per sq.ft.**

<b>Division:</b>	SE Hill
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	29,650 sq.ft.
<b>Zoning:</b>	MU-D

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Corner Lot, Near Public Transit, Near Shopping Center
<b>Inclusions:</b>	N/A		

Exceptional downtown Medicine Hat lease opportunity offering outstanding value and flexibility in a well known mixed use building. Available space includes over 11500 sq ft on the main floor plus an additional 11428 sq ft on the second level, with potential to lease one floor or combine both for larger requirements. Open plan layout, high ceilings, large display windows, loading access to each floor, and a well maintained brick exterior create a bright functional space suited to retail, office, entertainment, service, or mixed use concepts. Located in the Downtown Mixed Use district with extremely high vehicle and pedestrian traffic counts, huge onsite parking lot, on street parking, nearby public transit, and excellent access to the financial district and surrounding downtown amenities. Landlord may consider demising, design requests, improvements, and flexible occupancy options for reliable tenants. Additional 580 sq ft space with private washroom may be available separately (at a price to be determined with use) or as part of a larger lease. Market rate is just \$4.00 per sq ft per year with low operating costs of \$1.25 per sq ft, making this one of the best value large format lease opportunities on the market.