



**GRASSROOTS**  
REALTY GROUP

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**4, 809 Bullivant Crescent SW  
Medicine Hat, Alberta**

**MLS # A2302564**



**\$2,000 per month**

**Division:** SW Hill  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 661 sq.ft.  
**Zoning:** -

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Cedar Shake

**Exterior:** Brick, Concrete

**Water:** -

**Sewer:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Inclusions:** All office equipment, medical office furniture, and cabinetry are negotiable and may be included subject to the agreed-upon lease terms.

Opportunity knocks with this clean, functional, and professional commercial space located in a well established building housing medical and consulting businesses. Whether you’re looking to open a clinic, wellness practice, or professional office, this space is well suited to support your operation from day one. The layout offers a front reception area with designated waiting space, 3 private exam/patient rooms, a staff kitchen/lunchroom, and a 2-piece bathroom. The efficient floor plan allows for easy customization depending on your business needs. Located on a high exposure corner, this property benefits from strong visibility and easy access, complemented by ample on-site parking for both staff and clients. MU (Mixed Use) zoning provides added flexibility for a variety of permitted uses. Lease rate is \$2,000/month + Utilities. An excellent opportunity to establish or expand your business in a proven professional setting. All office equipment, medical office furniture, and cabinetry are negotiable and may be included subject to the agreed-upon lease terms. This property is also for sale (MLS #A2302558).