



GRASSROOTS
REALTY GROUP

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**2030 Strachan Road SE
Medicine Hat, Alberta**

MLS # A2072607



\$25

Division:	Southland
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	former Cheesecake Cafe building
Bus. Name:	-
Size:	5,507 sq.ft.
Zoning:	commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

Great location in Southlands close to shopping, highway, and other mixed use properties. Building has easy access and plenty of dedicated parking. Property is being divided into 3 separate units, each with washroom facilities. See photos for floorplan details. Area A is available for lease at \$30/sq ft and is 3,080 sq ft plus 2 washrooms. Area B is available for lease at \$29/sq ft and is 1,132 sq ft. Area C is available to lease for \$25/sq ft and are a total of 1,188 sq ft. Call your favourite realtor for more information or to set up a tour!