



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

101, 132 4 Avenue SE
Medicine Hat, Alberta

MLS # A2170169



\$16 per sq.ft.

Division: SE Hill
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 5,071 sq.ft.
Zoning: MU-D

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

This 5,071 SF main floor office space in the heart of Medicine Hat's financial, legal, and professional hub is available for lease at \$16.00 PSF, plus utilities and additional rent of \$3.50 PSF. The space can be demised into two private suites of approximately 2,040 SF each and features multiple private offices, open workspaces, a kitchenette, washrooms, and a designated storage/file room. The prime corner location offers excellent access, on-site parking, and proximity to key landmarks such as the Provincial Court House, Court of King' Bench, Public Library, City Hall, and Esplanade Arts & Heritage Centre.