



**GRASSROOTS**  
REALTY GROUP

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**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:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.