



**GRASSROOTS**  
REALTY GROUP

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

**101, 505 1 Street SE  
Medicine Hat, Alberta**

**MLS # A2170186**



**\$21 per sq.ft.**

**Division:** SE Hill  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 5,005 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 5,005 SF Class A office space, with design details that project a strong professional image and presence, is available for lease in Historic Downtown Medicine Hat at \$21.00 PSF, plus utilities and additional rent of \$6.50 PSF. Located along the high-traffic 1 Street SE, the space includes multiple private offices, a reception area, a conference room, and open workspaces allowing for flexible layouts. The lower level features separate men's and women's washrooms, storage, server room. With private parking and proximity to City Hall, courthouses, and other key services, this space offers excellent visibility and convenience, making it ideal for businesses seeking a professional downtown location.