



GRASSROOTS
REALTY GROUP

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

**533 4 Street SE
Medicine Hat, Alberta**

MLS # A2177502



\$10 per sq.ft.

Division: SE Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,460 sq.ft.

Zoning: -

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Welcome to the new lobby space from the eclectic Towne Theatre. This extensively refurbished and instantly available main-floor space, strategically positioned for optimum visibility. Encompassing 1,460 square feet, this area boasts exceptional exposure with its impressive front-facing windows. Featuring two fully accessible barrier free bathrooms, the space is meticulously prepared for immediate occupancy, awaiting your personalized touches to tailor it to your specific business venture. We invite you to explore the boundless potential within this distinctive building and its newly upgraded premises. Base rent 10.00/SF = \$1216.67/Month+GST + Additional Rent is \$5.00/SF = \$608.33 + GST - Total Monthly Rent for the space = \$1825/Month + Electrical + GST