



GRASSROOTS
REALTY GROUP

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**602 3 Street SE
Medicine Hat, Alberta**

MLS # A2208493



\$12 per sq.ft.

Division: SE Hill
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,190 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: -

Prime location on the corner of 3rd street and 6th Avenue this office/retail space consists of 3190 sq ft on the main floor and 2080 sq ft on the lower level. Main floor consists of open area with 3 offices, safe and storage area. Lower level is developed with kitchen area, storage space and washrooms. Main floor for lease at \$14/sq ft. Lower level for lease at \$4/sq ft. Operating costs are \$4.75/sq ft.