



GRASSROOTS
REALTY GROUP

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

MLS # A2208493



\$14 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: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

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.