

\$14 - 116, 578 South Railway Street Se, Medicine Hat

MLS® #A2190389

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime office space for lease! This is a fantastic opportunity to lease a well-located and versatile office space on the high traffic South Railway Street. Offering 1,500 square feet, the space is thoughtfully designed to accommodate a variety of business needs. The layout features a large open area at the front, providing a welcoming environment that could serve as a reception, showroom, or collaborative workspace. In addition, there is a private office for focused tasks or client meetings, as well as a convenient kitchen area for staff use. Two bathrooms are included, ensuring comfort and practicality for both employees and customers. The property also offers backdoor access to the alley, making deliveries and staff access simple and efficient. Shared parking is available at the front of the building, providing easy access for clients and visitors. Possession is available starting April 1, 2025. This is your chance to secure an exceptional office space in a prime location. Base Rent @ \$13.75/SF = 1718.75/Month & Occupancy Costs @ \$3.76/SF = \$470/Month - Total Monthly Rent of \$2188.75 + GST (Tenants are responsible to sign onto all Utilities for the Unit - Average utilites \$350/mon)

Built in 2000

Essential Information

MLS® # A2190389



Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	116, 578 South Railway Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8T2

Additional Information

Date Listed	January 27th, 2025
Days on Market	103

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.