

COMMERCIAL BUILDING FOR LEASE

902 16th Street SW
Medicine Hat, AB

\$8/Sq Ft + NNN costs



This 1,965 sq. ft. retail/office space in SW Light Industrial Medicine Hat offers versatility with five distinct areas and two restrooms. The storefront features large windows for ample natural light and includes three dedicated parking stalls plus shared side parking. The main area is finished with stylish vinyl plank flooring, ideal for retail or office use!



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COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
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Salient Facts:

Building Size: 1965 Sq Ft

Year Built: 1977

Operating Costs: \$3/Sq Ft

Base Rent: \$1,310/month

Operating Costs: \$491.25/month

Total Monthly: \$1,801.25

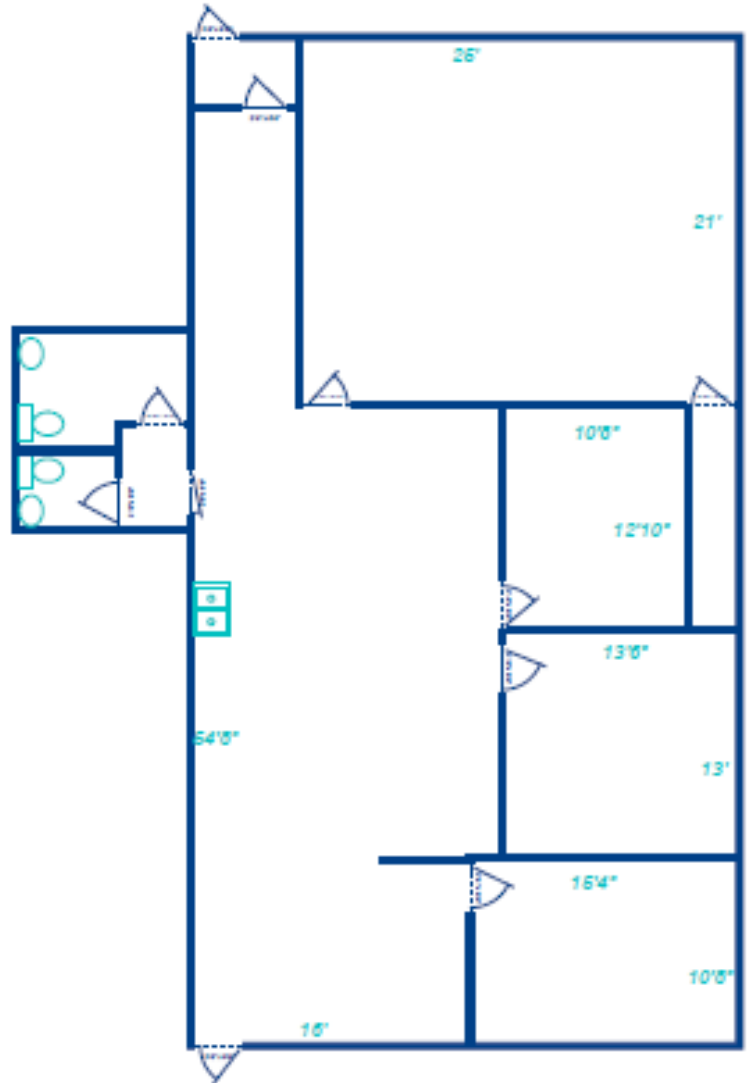
Lot Size: 45.72 m x 38.1 m

Plan: 7610561

Block: 1

Lot: 8,9,10

Average Utilities: \$340/month



Measurements are approximate

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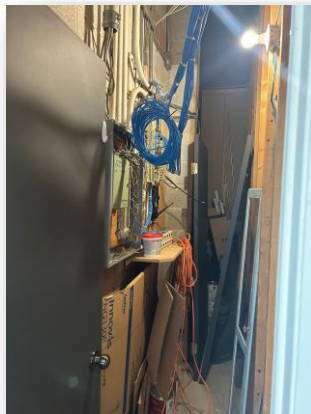
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• ZONING BUSINESS INDUSTRIAL DISTRICT- (I-B)

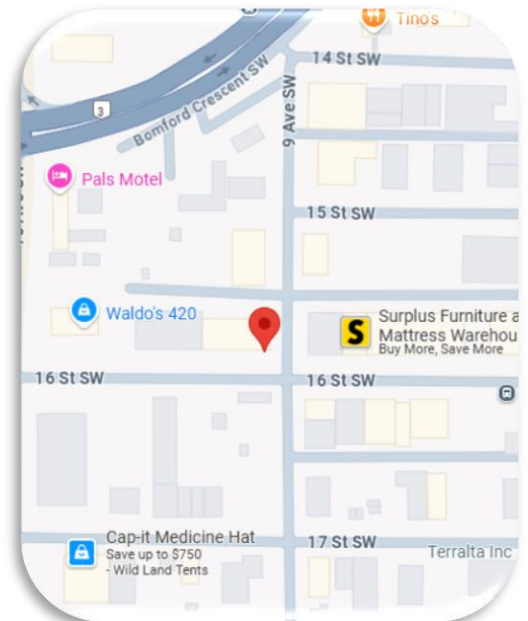
PERMITTED USES ¹³⁹

- (i) Business Support Services
- (ii) Industrial Support Services
- (iii) Retail and Consumer Services
- (iv) Temporary Vendors

DISCRETIONARY USES ¹⁴⁰

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Artist Studios
- (iv) Bars
- (v) Clubs
- (vi) Drive-Through Services
- (vii) Education Institutions
- (viii) Funeral Establishments
- (ix) Gaming Establishments
- (x) Garden Centres

- (xi) Government Services
- (xii) Greenhouses
- (xiii) Health Care Offices
- (xiv) Industrial Operations
- (xv) Motor Vehicle and RV Sales
- (xvi) Motor Vehicle Gas Stations
- (xvii) Motor Vehicle Service Stations
- (xviii) Offices
- (xix) Parking Facilities
- (xx) Places of Amusement
- (xxi) Recreation Facilities
- (xxii) Restaurants
- (xxiii) Self-Storage Facilities



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