

Bare Lot For Lease

723 1 Street SE
Medicine Hat, AB

For Lease

\$2,500.00/month
plus property taxes



Prime vacant lot for lease just off Maple Ave, adjacent to Tim Hortons and the Canadian Legion. Located in a high-traffic area, perfect for retail or commercial development. Excellent visibility and accessibility in a bustling neighborhood. Don't miss this opportunity for strategic investment.

**** Building on corner of lot has been removed.**



SHAUNEEN VANDERHAM, REALTOR®
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RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3



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SALIENT FACTS

Plan 1491

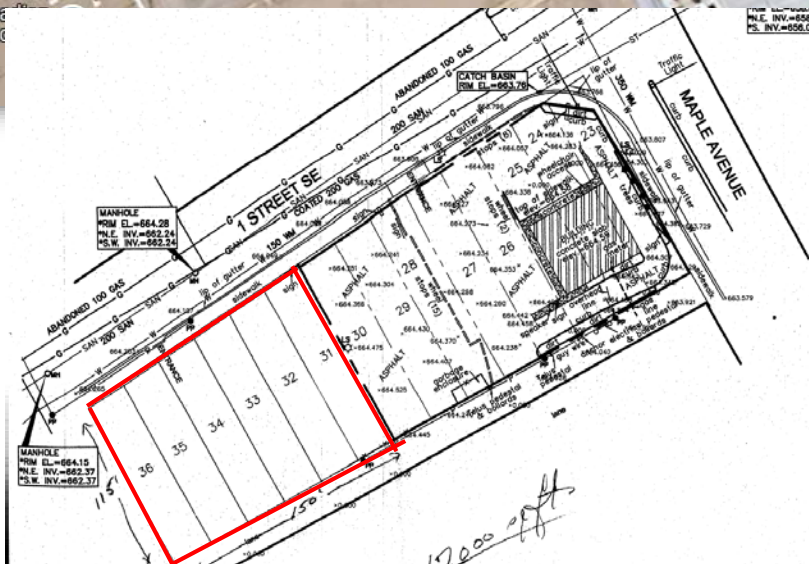
Block 7

Lot 31-36

Property Taxes:
\$4,598.00

Lot Size: 0.39 acres

Listing Agent is related
to Landlord, but has no
vested interest in the
property



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Zoning: Mixed Use (MU)

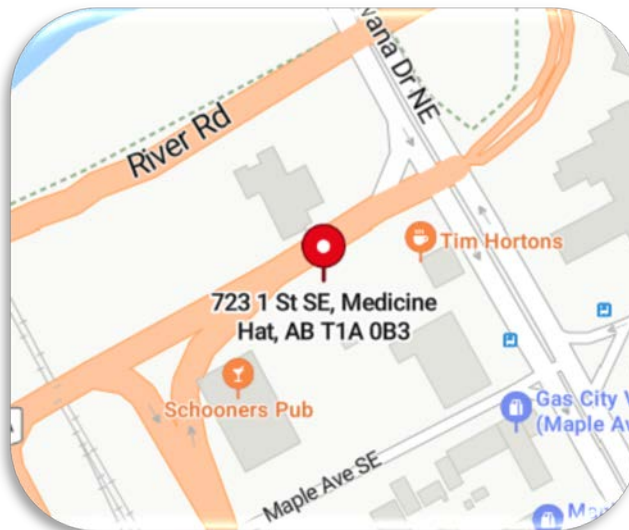
PERMITTED USES ¹⁰⁶

- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services

DISCRETIONARY USES ^{106 107}

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Artist Studios
- (v) Attached Housing
- (vi) Backyard Suite
- (vii) Bars
- (viii) Business Support Services
- (ix) Clubs
- (x) Community Centres
- (xi) Community Food Service
- (xii) Community Shelter
- (xiii) Community Social Services
- (xiv) Cultural Facilities
- (xv) Day Care Facilities
- (xvi) Drive-Through Services
- (xvii) Duplex
- (xviii) Education Institutions
- (xix) Garages
- (xx) Garden Centres

- (xxi) Government Services
- (xxii) Home Business, Major
- (xxiii) Home Business, Minor
- (xxiv) Hotels
- (xxv) Motor Vehicle Gas Stations
- (xxvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xxvii) Multiple Unit Residential Development
- (xxviii) Parking Facilities
- (xxix) Places of Amusement
- (xxx) Recreation Facilities
- (xxxi) Secondary Suite
- (xxxii) Single Detached House provided they legally existed on a Site as of
- (xxxiii) Temporary Vendors



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