

OFFICE SPACE FOR LEASE

Suite 14 941 South Railway Street SE
Medicine Hat, AB

For Lease
\$800/month
Plus \$2.40/sq ft NNN costs



Great second floor space on South Railway Street SE. This space is developed with 3 offices, washroom, and open reception. Front offices have nice sized windows to give lots of natural light. Operating costs are \$2.40/sq ft



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
svanderham@commercial1.ca



OFFICE SPACE FOR LEASE

Suite 14 941 South Railway Street SE
Medicine Hat, AB

For Lease
\$800/month
Plus \$2.40/sq ft NNN costs

SALIENT FACTS

Size: 1000 sq ft

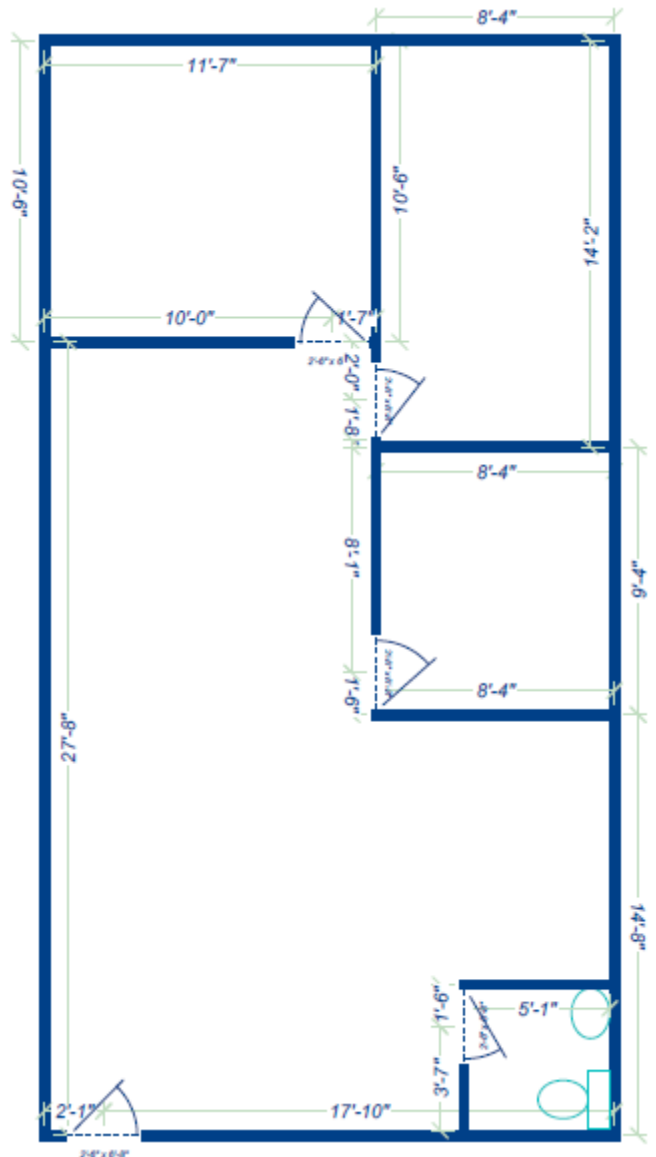
Op Costs: \$2.40 sq ft

Year Built: Constructed in 1978

Average utilities: \$260.00-\$445.00

**Legal Desc: Plan 1992B, Block 4
Lot 9,10,11**

Zoning: MU



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
svanderham@commercial1.ca

RE/MAX
COMMERCIAL

OFFICE SPACE FOR LEASE

Suite 14 941 South Railway Street SE
Medicine Hat, AB

For Lease
\$800/month
Plus \$2.40/sq ft NNN costs

ZONING: MIXED USE DISTRICT (MU)

PERMITTED USES ¹⁰⁶

- | | |
|-----------------------------------|----------------------------------|
| (i) Financial Institutions | (xviii) Education Institutions |
| (ii) Health Care Offices | (xix) Garages |
| (iii) Offices | (xx) Garden Centres |
| (iv) Remote Work | (xxi) Government Services |
| (v) Restaurants | (xxii) Home Business, Major |
| (vi) Retail and Consumer Services | (xxiii) Home Business, Minor |
| | (xxiv) Hotels |
| | (xxv) Motor Vehicle Gas Stations |

DISCRETIONARY USES

- | | |
|----------------------------------|---|
| (i) Accessory Uses | (xxvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022 |
| (ii) Animal Services | (xxvii) Multiple Unit Residential Development |
| (iii) Apartments | (xxviii) Parking Facilities |
| (iv) Artist Studios | (xxix) Places of Amusement |
| (v) Attached Housing | (xxx) Recreation Facilities |
| (vi) Backyard Suite | (xxxi) Secondary Suite |
| (vii) Bars | (xxxii) Single Detached House provided they legally existed on a Site as of |
| (viii) Business Support Services | (xxxiii) Temporary Vendors |
| (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 | |



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
svanderham@commercial1.ca

RE/MAX
COMMERCIAL®