

LARGE SPACE FOR LEASE

954 7TH Street SW, Medicine Hat, AB

Escalating lease
starting at \$5.00/sq ft
plus NNN costs



Exceptional leasing opportunity offering 9,300 sq. ft. of versatile space with endless potential. Previously operated as a nightclub; however, that use is no longer permitted, creating an excellent opportunity to reimagine the space for professional offices, medical or health services, fitness or wellness studios, or an event venue (subject to approvals).

Ideally situated along the Trans-Canada Highway, the property offers excellent visibility and convenient access, with ample on-site parking for staff and clients. Although located on the lower level, the natural slope of the land provides direct rear entry with minimal stairs, making access easy and practical.



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REMAX
COMMERCIAL®

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Salient Facts

Size:	9300 sqft
YearBuilt	1973
Operating Costs:	\$6.25–this includes proportionate share of property taxes, building insurance, common area maintenance and utilities
Monthly rent:	
Base Rent	\$3,875
Est op costs	<u>\$4,843.75</u>
Total Monthly rent	\$8,718.75 plus gst
Parking:	Onsite parking, shared with the other occupants of the property.

This space is located in the lower level of the hotel with direct access from the parking lot.



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Space is currently used for storage for the hotel, so no inside photos are available at this time

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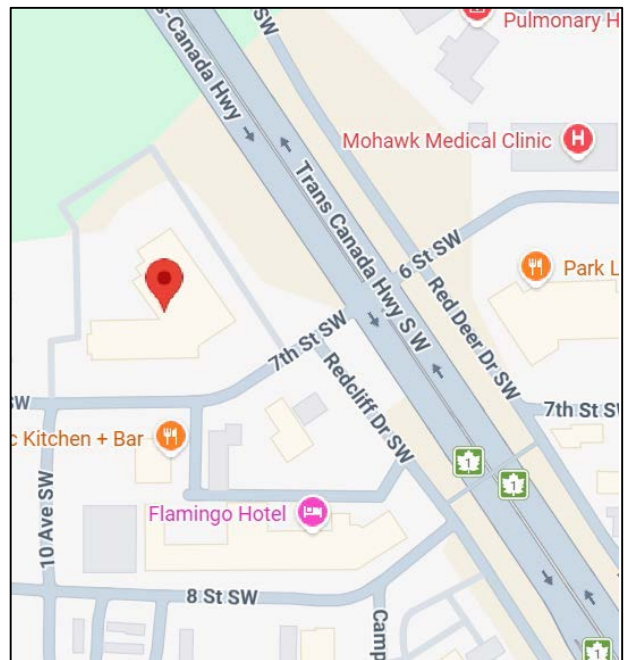
C-H –Highway Commercial Zoning

PERMITTED USES 136

- Financial Institutions
- Health Care Offices
- Hotels
- Motor Vehicle Gas Stations
- Offices
- Restaurants
- Retail and Consumer Services
- Temporary Vendors

DISCRETIONARY USES 137

- Accessory Uses
- Animal Services
- Artist studios
- Bars
- Business Support Services
- Clubs
- Community Centres
- Community Social Services
- Cultural Facilities
- Drive-Through Services
- Education Institutions
- Funeral Establishments
- Gaming Establishments
- Garden Centres
- Government Services
- Motels
- Motor Vehicle and RV Sales
- Motor Vehicle Service Stations
- Parking Facilities
- Places of Amusement
- Places of Worship
- Recreation Facilities



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