

FOR LEASE

#20 - 3rd Street S.E.

Medicine Hat, Alberta T1A 0G2



PROPERTY GROUP LTD.

Leasing | Property Management | Sales



Prime Commercial Space Available for Lease in Medicine Hat



± 1,900 Sq.Ft.



Mixed Use (M-U)



Ample Parking



Centrally Located



Tanya Holowaty, REALTOR®

BROKER

403.581.3211

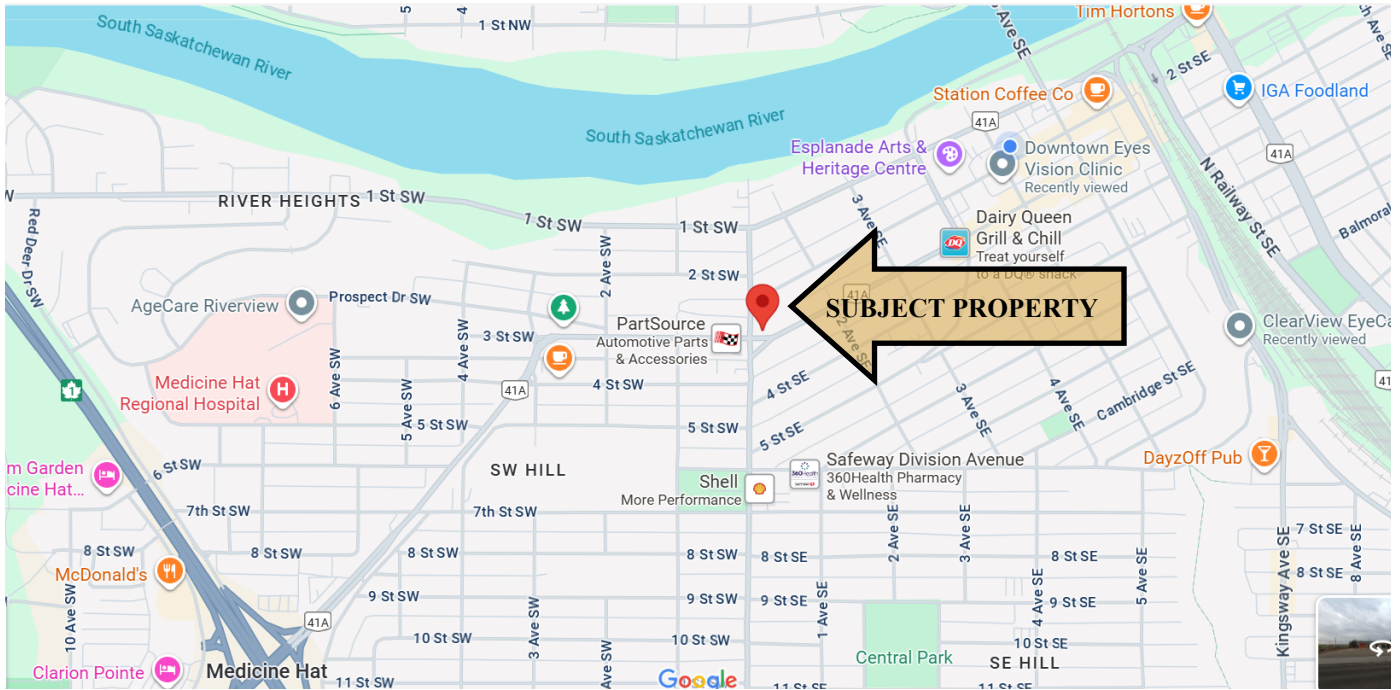
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While the information contained herein is believed to be true, its accuracy is not guaranteed. Interested parties are encouraged to verify the information provided. TMV Property Group Ltd. does not assume responsibility or liability for any errors or omissions therein. This offering may be altered or withdrawn at any time.



OFFERED AT:

Base Rent >>>> \$12.00 per sq.ft.
 Est. Occ. Costs >>>> \$4.00 per sq.ft.
 Lease Term >>>> Five years
 Utilities >>>> Avg \$600.00 per mth

Total Monthly Rent: \$2,533.33 plus GST and separately metered utilities.

Permitted Uses:

- Financial Institutions
- Health Care Offices
- Offices
- Restaurants
- Retail and Consumer Services

PROPERTY DETAILS:

This property is located in the city's busy Hill area and is highly visible with ample parking.

With approximately 1,900 square feet of space that comprises an open main front area, four offices, washroom and kitchen/staff room, this property can be utilized by a variety of users and has tons of potential!

Tenant responsible for snow clearing and weed maintenance.

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DIMENSIONS ARE APPROXIMATE. SKETCH NOT TO SCALE.

