

OFFICE SPACE FOR LEASE

Suite 16 941 South Railway Street SE
Medicine Hat, AB

For Lease
\$1200/month
Plus \$2.40/sq ft NNN costs



Spacious 2000 sq ft office space, Ideal for startups or established businesses. Features include ample natural light, flexible layout options, and prime location. Space is developed with 8 offices, 2 washrooms, and open reception/kitchen area. 4 large offices along the windows. 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

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SALIENT FACTS

Size: 2000 sq ft

Year Built: Constructed in 1978

Average utilities:\$420.00-560.00

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

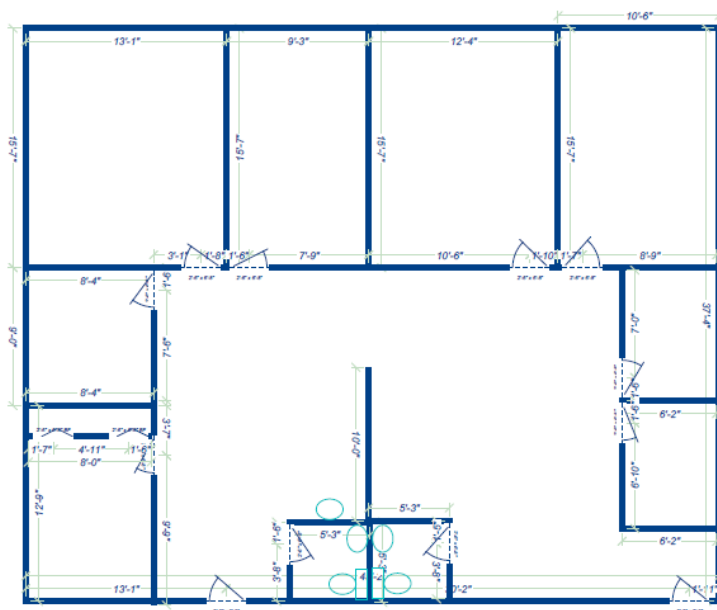
Zoning: MU

Total Monthly Rent: (not including utilities)

Base Rent \$1,200.00

Est Op costs \$400.00

Total: \$1,600.00 plus gst



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ZONING: MIXED USE DISTRICT (MU)

PERMITTED USES ¹⁰⁵

(i) Financial Institutions

(ii) Health Care Offices

(iii) Offices

(iv) Remote Work

(v) Restaurants

(vi) Retail and Consumer Services

(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

DISCRETIONARY USES

(i) Accessory Uses

(ii) Animal Services

(iii) Apartments

(iv) Artist Studios

(v) Attached Housing



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