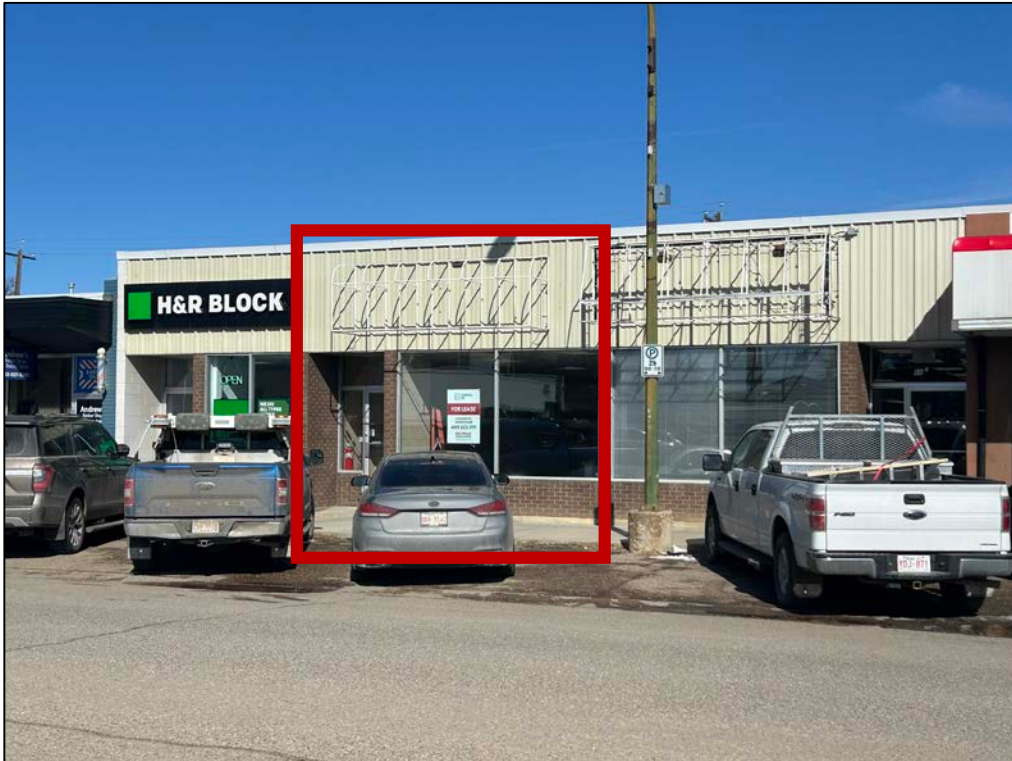


COMMERCIAL SPACE FOR LEASE

66b 8TH Street NW
Medicine Hat, AB

For Lease
\$12/sq ft
Plus NNN costs



Discover the perfect location for your business in this spacious 1,655 sq ft retail space in desirable NW Crescent Heights! This beautifully updated unity offers a wide open layout, freshly painted, LED lighting, new vinyl flooring and barrier free washroom, making it ideal for retail, showroom or an open concept office. With high visibility, easy access and flexible usage option, this move in ready space is ready to bring your vision to life.



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

RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
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svanderham@commercial1.ca



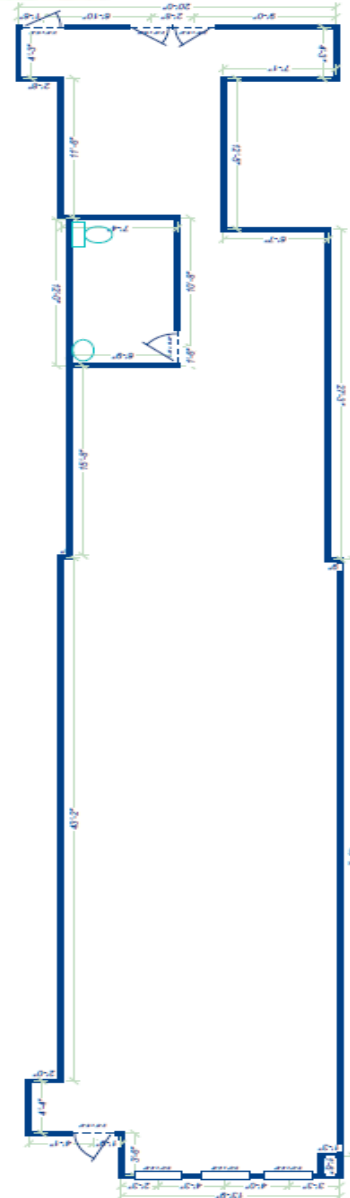
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SALEIENT FACTS:

- 1655 sq.ft developed into open showroom/retail, barrier free washroom and storage area
- 1 parking stall at rear of building
- Constructed in 1976 – renovated in 2024
- Operating cost \$2.75/sq ft
- Monthly lease:
 - Base rent \$1655/m
 - NNN costs \$380/m
- Total monthly rent \$2,035/m (+gst)
- Utilities: billed directly – approx. \$315 /mo
- Portion of Plan 703HE, Block 12, Lot 28



Measurements are approximate

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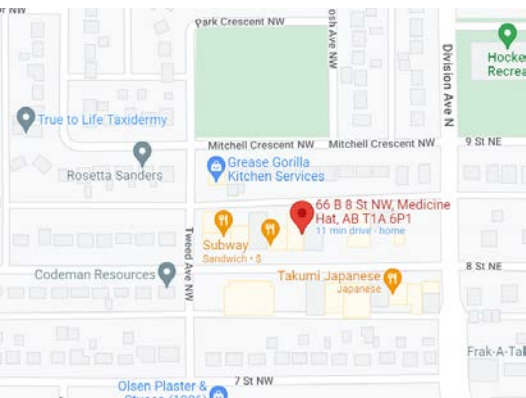
ZONING: Neighborhood Commercial (C-N)

DISCRETIONARY USES 128 129

PERMITTED USES 127

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

- (i) Accessory Uses
- (ii) Animal Services (grooming, veterinarian, and other similar low impact services for domestic pets)
- (iii) Apartments
- (iv) Artist Studios
- (v) Bars
- (vi) Business Support Services
- (vii) Clubs
- (viii) Community Centres
- (ix) Community Social Services
- (x) Cultural Facilities
- (xi) Day Care Facilities
- (xii) Government Services
- (xiii) Home Business, Major
- (xiv) Home Business, Minor
- (xv) Motor Vehicle Gas Stations provided they legally existed on a Site as of January 1, 2022
- (xvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xvii) Places of Amusement
- (xviii) Recreation Facilities



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