

INDUSTRIAL PROPERTY FOR LEASE

BAY 4, 1771 30 Street SW
Medicine Hat, AB T1B 3N5

\$10/SF plus NNN costs



Class A industrial space located in the South West Industrial area with excellent access to both Highway 1 and 3. This bay consists of a total of 5,000 sq. ft. of open shop space. 1 drive thru bay and 1 drive in bay



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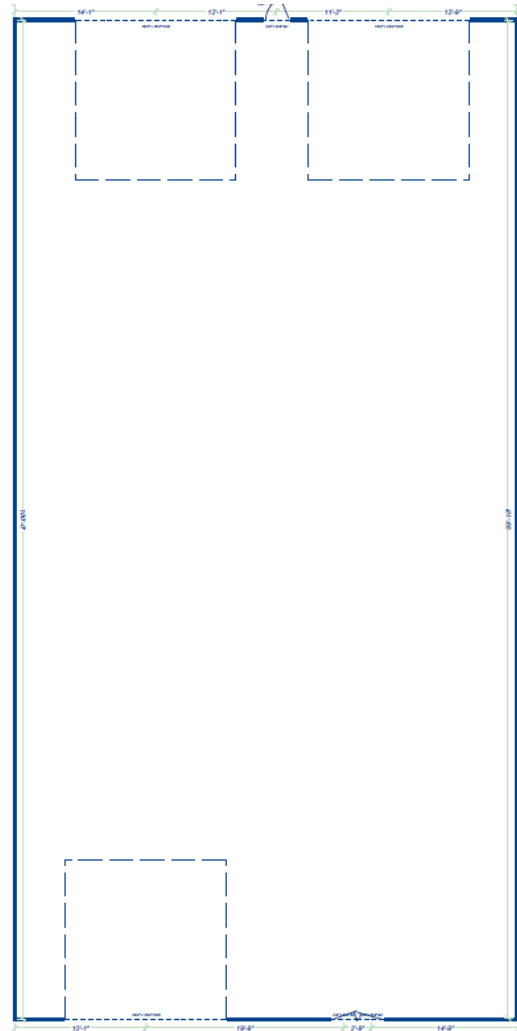
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SALIENT FACTS:

- Built 2005, Steel frame
- Plan 0610133, Block 1, Lot 9
- 5,000
- Base Rent: (\$10/sq ft) **\$4,166.66/m**
- Op Costs: (\$3.60/sq ft) **\$1,500.00/m**
- **Total Monthly Rent: \$5,666.66/m**
- Average utilities \$300.00 (vacant)
- General Industrial District
- Ample yard/storage space
- Paved front parking
- 1 drive-thru & 1 drive-in bay (16' X 16" overhead doors)
- Radiant heat



Measurements are approximate

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ZONING: GENERAL INDUSTRIAL DISTRICT (I-G)

Permitted Uses:

- Animal Services
- Education Institutions
- Greenhouse & Garden Centres
- Government Services
- Industrial Operations
- Industrial Support Services
- Motor Vehicle & RV Sales
- Motor Vehicle Gas Stations
- Motor Vehicle Service Stations
- Parking Facilities
- Renewable Energy
- Resource Extraction
- Self-Storage Facilities

Discretionary Uses:

- Accessory Uses
- Adult Establishments
- Business Support Services
- Funeral Establishments
- Markets
- Places of Amusement
- Recreation Facilities
- Restaurants
- Salvage Facilities



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