

# FOR LEASE

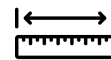
Unit #5, 202 5th Avenue SE  
Medicine Hat, Alberta



PROPERTY GROUP LTD.  
Leasing | Property Management | Sales



## Downtown Main Floor Office Space Available for Lease in Medicine Hat



± 1,033 Sq.Ft.



Mixed Use Downtown (MU-D)



One designated parking stall



Convenient Downtown Location



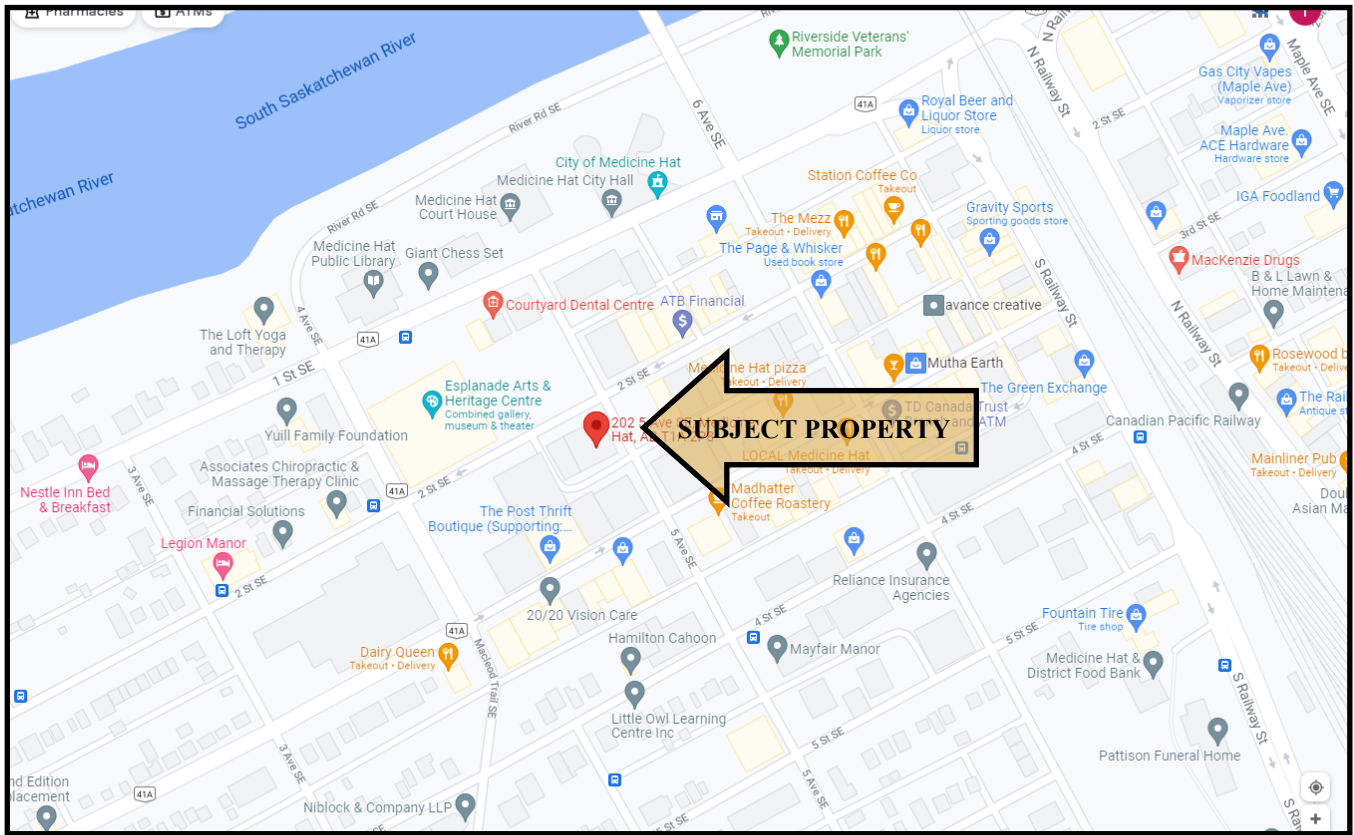
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*While the information contained herein is believed to be true, its accuracy is not guaranteed. Interested parties are encouraged to verify the information provided. TMV Property Group Ltd. does not assume responsibility or liability for any errors 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 This offering may be altered or withdrawn at any time.*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 »»» \$9.75 per sq.ft.  
 Lease Term »»» 3 year min.  
 Utilities »»» Avg \$120.00 per mth  
 Possession »»» Immediate  
 Total Monthly Rent: \$1,872.31  
 plus utilities and GST

**Permitted Uses:**

Retail and Consumer Services, Business and Professional Offices, Business Support Services, Government Services, Health Care Facilities/Offices

**PROPERTY DETAILS:**

This building is located in the downtown core and is a 8,177 square foot plaza that currently accommodates an optometrist, chiropractor, investment firm, physiotherapist, and insurance provider.

This 1,033 sq.ft. space has three offices, one of which is spacious and somewhat soundproof, kitchenette and reception area. There are front sliding glass panels or a side door and a rear hallway door to the common area washrooms.

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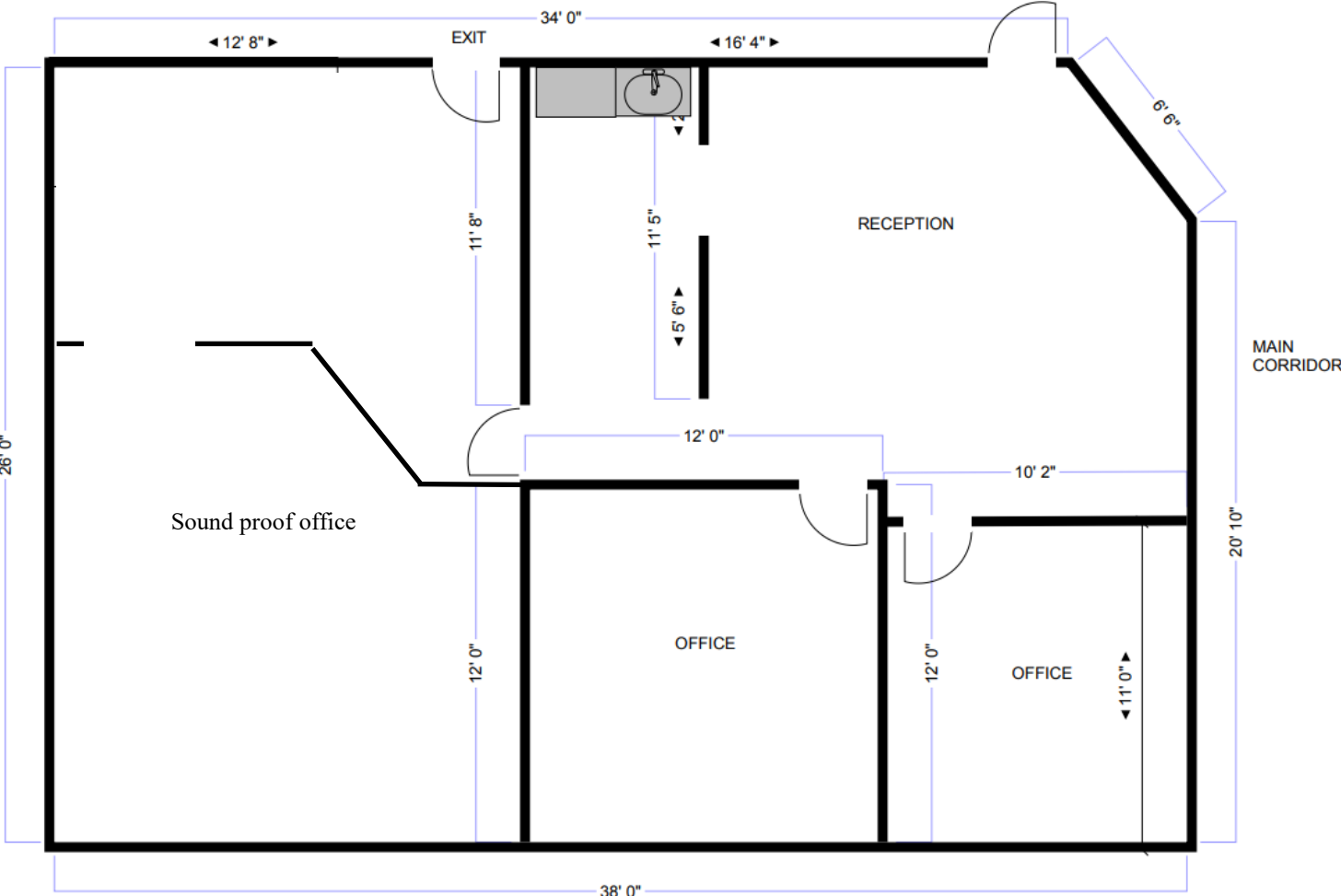


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# Floor Sketch



All sizes and dimensions are approximate. Not to scale.

