

# PROFESSIONAL OFFICE SPACE FOR LEASE

124 430 6 Avenue SE  
Medicine Hat, AB T1A 2S8

Asking Price  
\$1000.00/month + GST  
and Common Costs



Professional 660 sq. ft. office space for lease at 124 – 430 6 Ave SE, Medicine Hat, Alberta. Located in a quiet area on a corner lot, this unit includes two medium offices and one large office, suitable as a boardroom. Situated in a building with other professional tenants such as lawyers, doctors, and accountants. Additional rent is included in the lease and reconciled annually, with adjustments if needed. Ideal for a small professional practice.



**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:

Plan 36556

Block 32

Lots 10-12

Built In: 1954

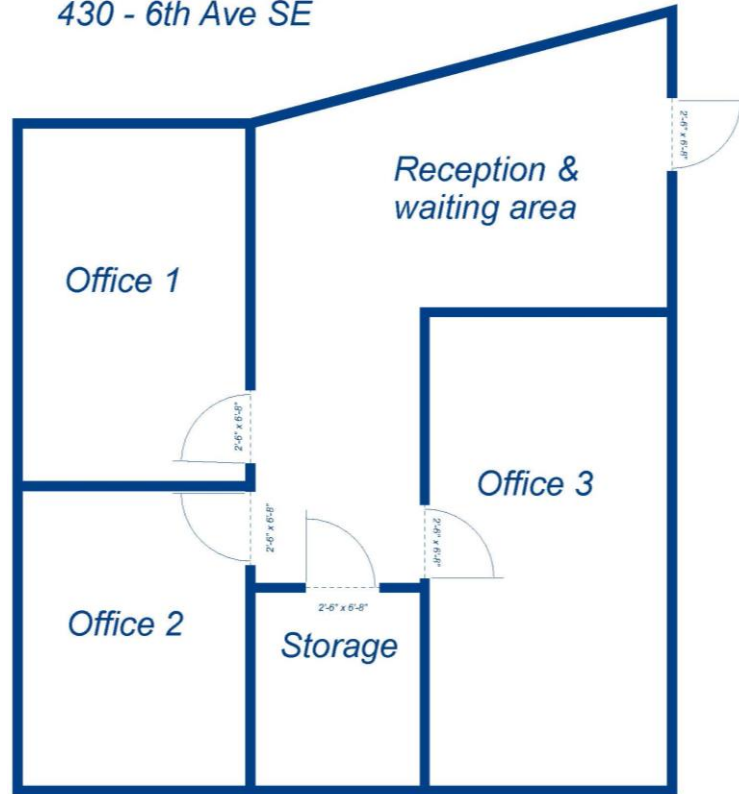
Building Size: 660/sq ft

For Lease: \$1000.00/month + gst

Common Costs: \$29.00/month

Average Utilities: \$200.00-\$290.00

Suite #124  
430 - 6th Ave SE



Plan is for diagram purposes only and is not to scale

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Interior Photos to follow..

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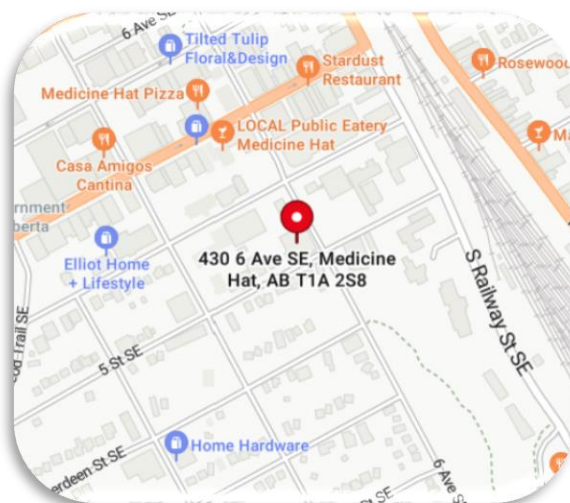
## ZONING – DOWNTOWN MIXED USE DISTRICT (MU-D)

### PERMITTED USES <sup>113</sup>

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| (i) Cultural Facilities           | (ix) Community Centres          |
| (ii) Financial Institutions       | (x) Community Food Service      |
| (iii) Health Care Offices         | (xi) Community Shelter          |
| (iv) Hotels                       | (xii) Community Social Services |
| (v) Offices                       | (xiii) Day Care Facilities      |
| (vi) Public Library               | (xiv) Duplex                    |
| (vii) Remote Work                 | (xv) Education Institutions     |
| (viii) Restaurants                | (xvi) Garages                   |
| (ix) Retail and Consumer Services | (xvii) Garden Centres           |

### DISCRETIONARY USES <sup>114 115</sup>

- |                                 |   |
|---------------------------------|---|
| (i) Accessory Uses              | (xx) Home Business, Minor   |
| (ii) Apartments                 | (xxi) Motor Vehicle Services Stations provided they legally existed on a Site as of January 1, 2022 |
| (iii) Artist Studios            | (xxii) Multiple Unit Residential Development  |
| (iv) Attached Housing           | (xxiii) Parking Facilities  |
| (v) Backyard Suite              | (xxiv) Places of Amusement  |
| (vi) Bars                       | (xxv) Places of Worship   |
| (vii) Business Support Services | (xxvi) Recreation Facilities  |
| (viii) Clubs                    | (xxvii) Secondary Suite   |
|                                 | (xxviii) Single Detached House provided they legally existed on a Site as of January 1, 2022        |
|                                 | (xxix) Supervised Consumption Site  |
|                                 | (xxx) Temporary Vendors   |



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