

Lower Level Space For Lease

3216 13th Avenue SE, Medicine Hat

\$5.00/sq ft plus
NNN costs



Previously home to Temptation Night Club, this expansive commercial space offers a unique opportunity for a variety of business concepts. While the space was previously operated as a nightclub, it is currently classified as vacant. Centrally located in the prime commercial hub of 13th Avenue, this high-profile property offers excellent exposure and accessibility, surrounded by shopping centres, strip malls, hotels, and convenient access to the Trans-Canada Highway.

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Salient Facts

Size: 7,646 sq ft

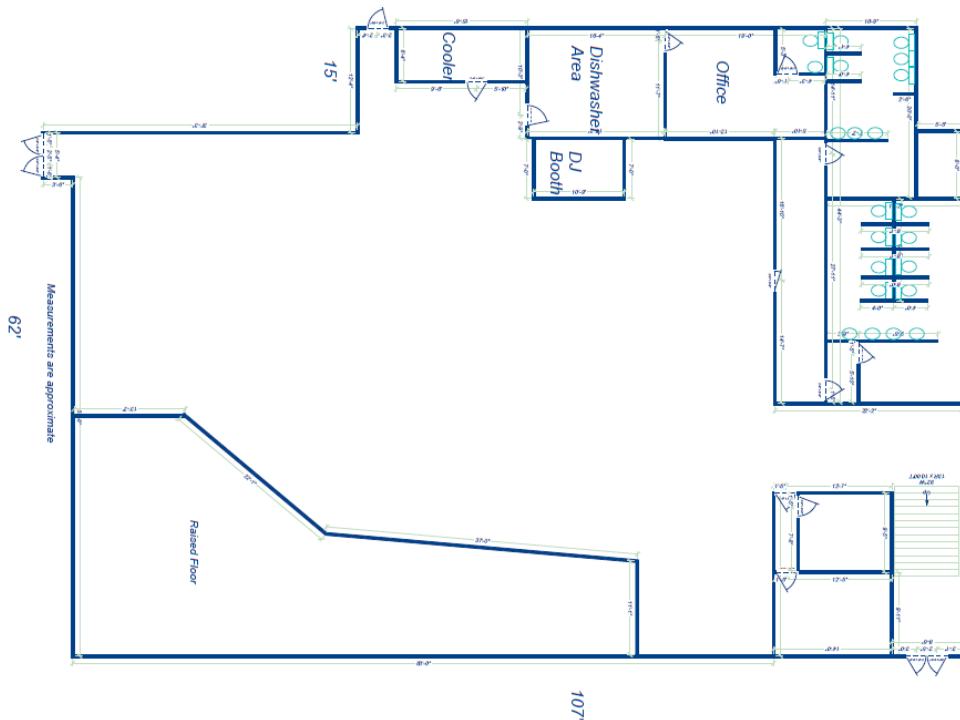
Parking: On site

Est operating costs \$6.75/sq ft
(includes proportionate share of
property taxes, building insurance,
utilities and common area
maintenance)

Monthly Rent

Base rent	\$3,185.83
Op costs	<u>\$4,300.87</u>
Total	\$7,486.70/month plus gst

Year built: 1973
Zoning: Mixed Use
Legal Des: Portion of
Plan 9712229, Block G, Lot 6



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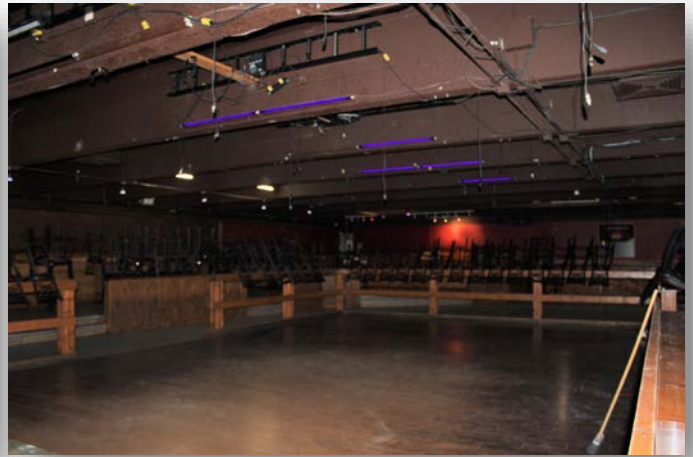
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****Photos were taken at the time the nightclub ceased operations. Since then, the space has been used for storage, and certain leasehold improvements have been removed****

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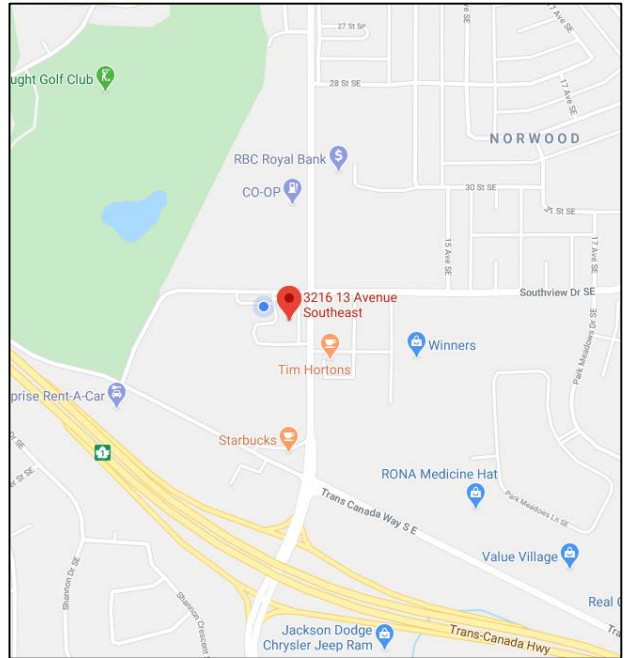
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PERMITTED USES 105

- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services 7.1.3

DISCRETIONARY USES 106 107

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Artist Studios
- (v) Attached Housing
- (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



DISCRETIONARY USES 106 107 continued

- (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 January 1, 2022
- (xxxiii) Temporary Vendors

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