

PROFESSIONAL OFFICE SPACE FOR LEASE

\$1,350.00/month plus
common costs

104 430 6TH Ave SE, Medicine Hat, AB



Prime downtown office space available in a professional building in the heart of Medicine Hat. This 780 sq. ft. suite offers a functional layout featuring three private offices, a boardroom, and a spacious reception area. A unique former vault/safe is great for storage, adding both character and practicality to the space. Ideal for professional, administrative or consulting uses. Conveniently located within walking distance to downtown amenities, services, and businesses. An excellent opportunity to establish or expand your business in a central, professional setting.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
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RE/MAX Medalta Real Estate
109,1235 Southview Dr SE
Medicine Hat, AB, T1B 4K3
403.526.1111



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Salient Facts

Size: 780 sq ft

Year Built: 1954

Lease Rate: \$1,350/month plus
gst and common costs

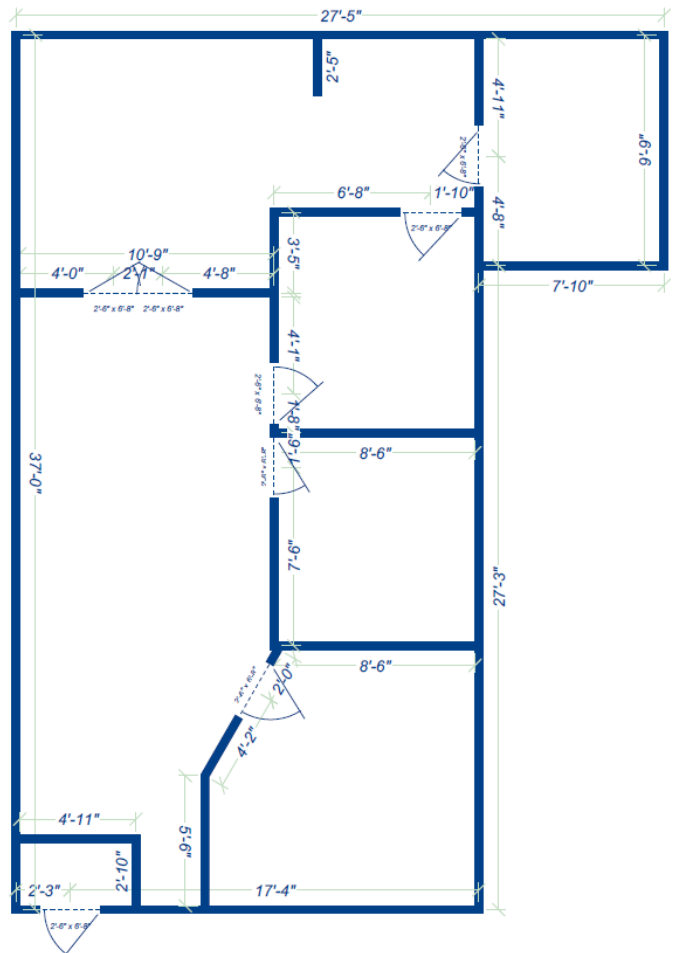
Lease rate includes additional
rent (proportionate share of
property taxes, building
insurance, utilities etc).
Additional rent is reconciled
annually and will be adjusted
annually.

Common Costs: \$29.00/month
(this is for common
hallway/washroom maintenance
and cleaning) This is reconciled
annually and adjusted
accordingly

Legal Description:
Plan 36556, Block 32, lot 10-12

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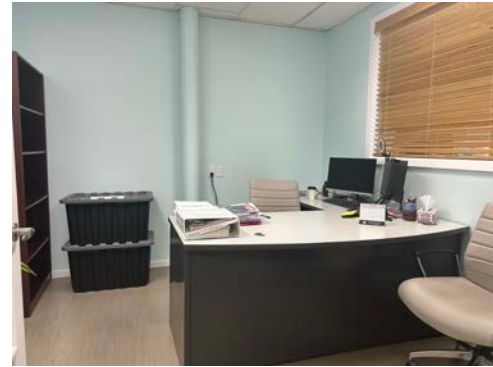
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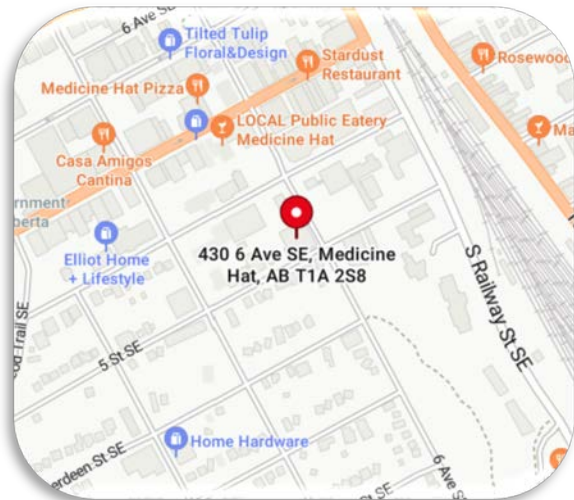
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Zoning – UC – Urban Core

67 UC Permitted and Discretionary Uses

Use Categories	Uses Allowed	Permitted or Discretionary
Principal Dwellings	Multiple Unit Housing (apartment)	Permitted
	Multiple Unit Housing (built forms other than apartment)	Discretionary
Health and Social Services	Continuing Care, Limited	Discretionary
	Continuing Care, Minor	Discretionary
	Continuing Care, Major	Discretionary
Home Employment Accessory Uses	Residential Day Home	Permitted
	Remote Work	Permitted
	Home Business, Minor	Discretionary
	Home Business, Major	Discretionary
	Short Term Dwelling Rental	Permitted
Other Residential Accessory Uses	Residential Accessory Building	Discretionary
	Residential Accessory Structure	Discretionary
Open Space	Public Park	Permitted
Community and Culture	School	Discretionary
	Childcare Service	Permitted
	Place of Worship, Minor	Permitted
	Place of Worship, Major	Discretionary
	Public Library	Permitted
	Community Centre	Permitted
	Cultural Centre	Permitted
	Indoor Recreation Facility	Discretionary
	Art Studio	Permitted
	Social Organization	Permitted
	Community Garden	Permitted
Health and Social Service	Health Care Office, Minor	Permitted
	Health Care Office, Major	Permitted
	Community Social Service	Permitted
	Community Food Service	Permitted
Business, Professional and Service	Office, Minor	Permitted
	Office, Major	Permitted
	Government Service	Permitted
	Financial Institution	Permitted
	Commercial School, Minor	Permitted
	Business Support Service	Permitted
Retail and Consumer Services	General Retail Store	Permitted
	Liquor Store	Permitted
	Cannabis Store	Permitted
	Pawn Shop	Discretionary
	Adult Novelty Store	Discretionary
	Temporary Vendor	Permitted
	Personal Service	Permitted
	Household Service	Permitted
	Dry Cleaner/Laundromat	Discretionary
	Fitness/Wellness Centre, Minor	Permitted
	Fitness/Wellness Centre, Major	Discretionary
	Payday Loan	Discretionary



Food, Beverage, and Entertainment	Restaurant, Limited	Permitted
	Restaurant, Full Service	Permitted
	Specialty Food Store	Permitted
	Catering/Remote Food Service	Discretionary
	Convention/Event Centre	Discretionary
	Hotel	Discretionary
	Amusement Establishment, Minor	Permitted
	Bar	Discretionary
Animal Uses	Pet Service	Permitted
	Pet Store	Permitted
	Veterinary Clinic	Permitted
Vehicle Oriented	Transportation/Fleet Service	Discretionary
	Parking Lot	Discretionary
	Parking Structure	Discretionary
Other	Accessory Use	Discretionary
	Similar Use	Discretionary

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