

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 high profile commercial space offers far more than its past use. Situated on the lower level, the premises features a wide-open layout that can be adapted to a variety of business concepts.

Centrally located in the prime commercial hub along 13th Avenue, the property is surrounded by strip malls, shopping centres, hotels and enjoys excellent exposure and access from the Trans Canada Highway – making it a convenient stop for customers on their daily commute.

Zoned mixed use, the site allows for a broad range of permitted use, providing flexibility for creative business ideas in this expansive space. The Landlord is open to considering all reasonable lease rate proposals and structures.



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REMAX
COMMERCIAL®

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Salient Facts

Size: 7,646 sq ft

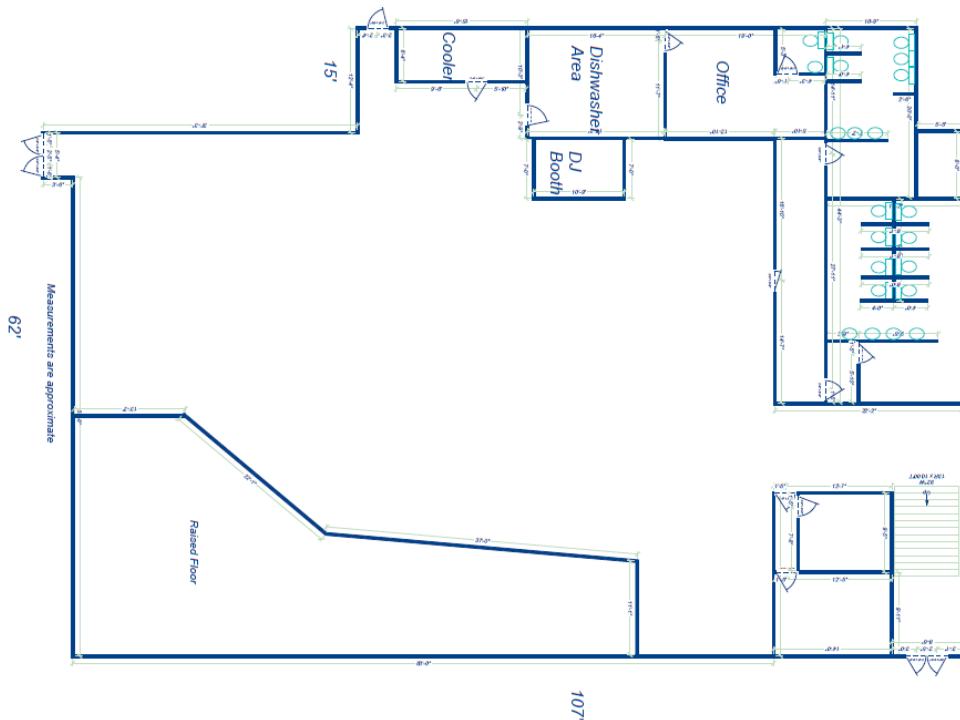
Parking: On site

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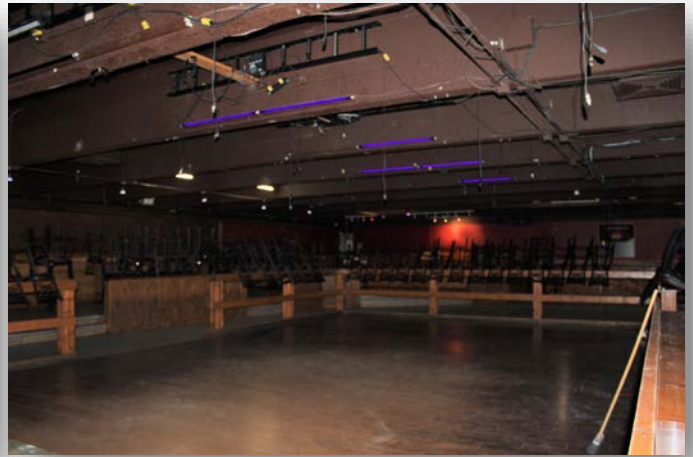
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****Photos were taken at the time the nightclub ceased operations. Since then, the space has been used for storage, and certain leasehold improvements have been removed****

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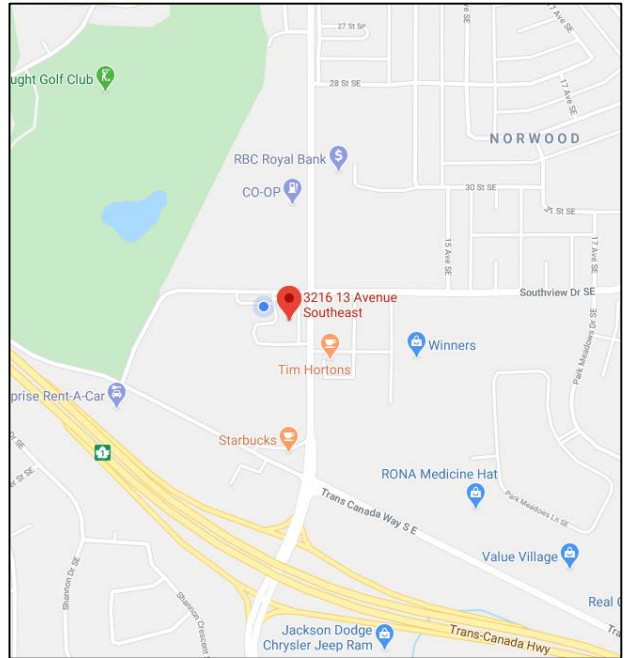
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NNN costs

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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