

\$15 - 115, 3030 13 Avenue Se, Medicine Hat

MLS® #A2101756

\$15

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southview-Park Meadows, Medicine Hat,
Alberta

Located in a major shopping Center, this anchor tenant location has a separate entrance and can keep hours outside of the rest of the adjoining mall. 6805sf of nicely renovated space with office areas, open areas, a ton of natural light and windows, and the added bonus of the foot traffic in this mall...makes this location the perfect opportunity for your retail, professional services, entertainment, or almost any business needs! The mall offers front and rear parking, street level pole signage, and a busy traffic count to support your customers. Operating expenses are inclusive of utilities, at just over \$9sf/year, which is very competitive in a shopping center setting! The Landlord is a great community supporter of local businesses and may offer a tenant improvement allowance based on the lease terms. Spaces this open and large in a major retail mall, do not come up often. Don't miss out, book your viewing today!



Built in 1973

Essential Information

MLS® #	A2101756
Price	\$15
Sold Price	\$1,395,025
Bathrooms	0.00
Acres	0.00

Year Built	1973
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	115, 3030 13 Avenue Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B1E3

Additional Information

Date Listed	January 15th, 2024
Date Sold	August 27th, 2024
Days on Market	225
Zoning	MU
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CANYON CREEK
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