

\$3,500 - 2, 765 2 Street Se, Medicine Hat

MLS® #A2170051

\$3,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

River Flats, Medicine Hat, Alberta

Fantastic opportunity with this prime commercial space for lease. Positioned just off the busy Maple Ave, this location offers high visibility and significant foot traffic, perfect for attracting customers. Spanning an impressive 2,520 Sqft, the space features 2 overhead doors, 12' ceilings, overhead heater and a make up air unit, 6 outdoor parking stalls ensuring convenience for both you and your clientele. The layout includes a welcoming common area, a well-sized office ideal for operations, and a 3-piece common area shared bathroom. With a monthly rent of \$3,500, which includes all utilities, this commercial space is ready for you to make it your own. There is an additional unheated storage shed that could also be leased with the shop space at an additional rate of \$400/Month. Don't miss out on this exceptional opportunity—call today to schedule a viewing and take the first step in establishing your business in this ideal location!

Built in 1998

Essential Information

MLS® #	A2170051
Price	\$3,500
Sold Price	\$3,500
Bathrooms	0.00
Acres	0.00
Year Built	1998



Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	2, 765 2 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0E2

Amenities

Parking Spaces	6
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Interior

Heating	Make-up Air, Natural Gas, Overhead Heater(s)
Cooling	None

Exterior

Construction	Stucco
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Additional Information

Date Listed	October 2nd, 2024
Date Sold	January 22nd, 2025
Days on Market	112
Zoning	MU
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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