

\$1,500 - 628 2 Street Se, Medicine Hat

MLS® #A2212371

\$1,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime Downtown Commercial Lease
Opportunity â€“ Medicine Hat

Discover a highly visible and affordable commercial lease space in the heart of Medicine Hat, perfect for retail or service-based businesses. This main floor unit offers a gross lease rate of just \$1,500/month, plus a share of utilities, making it an attractive option for long-term tenants seeking an affordable space.

Property Highlights:

High Visibility: Located in a bustling downtown area with excellent exposure to foot and vehicle traffic.

Functional Layout: Features expansive display windows for showcasing products, an open showroom area, and a rear workshop/warehouse for added versatility.

Convenience: Includes two designated parking stalls for staff, ensuring ease of access.

With minimal improvements required, this space is ready to accommodate your business needs. Donâ€™t miss out on this fantastic opportunity to establish or expand your business in a vibrant downtown setting.

Act Now! Call today to schedule your private viewing and secure this exceptional lease space!

Built in 1910



Essential Information

MLS® #	A2212371
Price	\$1,500
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	628 2 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0C9

Amenities

Parking Spaces	2
----------------	---

Interior

Heating	Central
Cooling	Central Air

Additional Information

Date Listed	April 18th, 2025
Days on Market	26
Zoning	MU-D

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.