



A40, 1177 Factory Street SE, Medicine Hat, Alberta - \$2,500



Main Photo

Property Description

Flexible Commercial Lease Space – This versatile commercial property offers a mix of office, shop, and storage space, making it ideal for a variety of business types. Located near established commercial and retail tenants and just off major city roads, this unit offers great accessibility and exposure. Inside you'll find a spacious front reception/office area, a 2-piece bathroom, an additional large storage or office room, and a 600 SQFT shop space complete with 220 power, an overhead heater, and 14x20 garage doors (manual pulley system). A 600 SQFT mezzanine level provides added storage or potential workspace to suit your operational needs. Monthly lease rate of \$2,500 and INCLUDES utilities, offering excellent value and convenience. Immediate possession available – a great opportunity for businesses looking to expand

or establish themselves in a well-located space.

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