



846 16 Street SW, Medicine Hat, Alberta - \$7



Main Photo

Property Description

Industrial space for lease at 846 16 Street SW, Medicine Hat, in the SW Industrial area. This 4,500 sq ft unit features two large bay doors, three office spaces, two washrooms, and a furnace room. Ideally located just off the Trans-Canada Highway, offering excellent accessibility. Perfect for showroom, office, or warehouse use. This is an escalating gross lease. *Tenant responsible for 1/2 of overage Property Taxes and Insurance



from base year 2025 (or lease commenced) plus utilities.*

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