



24 3 Street NE Medicine Hat, Alberta

Floors:

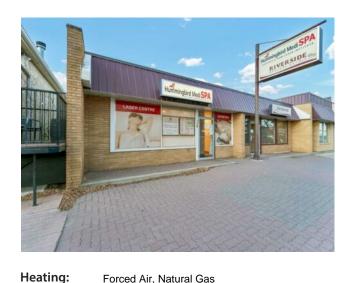
Roof:

Exterior:

Inclusions:

Water:

MLS # A2218618



Any items presently on site

\$12 per sq.ft.

Division: Riverside Mixed Use Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 2,350 sq.ft. Zoning: C-N Addl. Cost: **Based on Year: Utilities:**

Sewer: Lot Feat: Level, Near Public Transit, Near Shopping Center, See R

Parking:

Lot Size:

FANTASTIC OPPORTUNITY TO LEASE A WELL SITUATED PRIME PROFESSIONAL, MEDICAL, OR RETAIL LOCATION! Welcome physicians to this former clinic space, or any other tenants looking for plumbed rooms, large private offices/examination rooms, off street rear parking, and on street public parking! This highly visible street level location is in the historic district of Riverside, close to Downtown Medicine Hat with high foot and street traffic! There are so many possibilities with this NEIGHBOURHOOD COMMERCIAL DISTRICT zoned property, whose permitted uses are: Business and Professional Offices, Day Care Facilities, Government Services, Health Care Offices, Restaurants, Retail and Consumer Services. Please don't hesitate to ask questions about how this property can work for you!