

**602 3 Street SE  
Medicine Hat, Alberta****MLS # A2208493****\$14 per sq.ft.****Division:** SE Hill**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 3,190 sq.ft.**Zoning:** MU-D**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Prime location on the corner of 3rd street and 6th Avenue this office/retail space consists of 3190 sq ft on the main floor and 2080 sq ft on the lower level. Main floor consists of open area with 3 offices, safe and storage area. Lower level is developed with kitchen area, storage space and washrooms. Main floor for lease at \$14/sq ft. Lower level for lease at \$4/sq ft. Operating costs are \$4.75/sq ft.