

# \$10 - 533 4 Street Se, Medicine Hat

MLS® #A2177502

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Welcome to the new lobby space from the eclectic Towne Theatre. This extensively refurbished and instantly available main-floor space, strategically positioned for optimum visibility. Encompassing 1,460 square feet, this area boasts exceptional exposure with its impressive front-facing windows. Featuring two fully accessible barrier free bathrooms, the space is meticulously prepared for immediate occupancy, awaiting your personalized touches to tailor it to your specific business venture. We invite you to explore the boundless potential within this distinctive building and its newly upgraded premises. Base rent 10.00/SF = \$1216.67/Month+GST + Additional Rent is \$5.00/SF = \$608.33 + GST - Total Monthly Rent for the space = \$1825/Month + Electrical + GST

Built in 1945

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2177502   |
| Price      | \$10       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1945       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 533 4 Street Se |
| Subdivision | SE Hill         |
| City        | Medicine Hat    |
| County      | Medicine Hat    |
| Province    | Alberta         |
| Postal Code | T1A 0K7         |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2024 |
| Days on Market | 313                |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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