

# \$14 - 116, 578 South Railway Street Se, Medicine Hat

MLS® #A2190389

**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime office space for lease! This is a fantastic opportunity to lease a well-located and versatile office space on the high traffic South Railway Street. Offering 1,500 square feet, the space is thoughtfully designed to accommodate a variety of business needs. The layout features a large open area at the front, providing a welcoming environment that could serve as a reception, showroom, or collaborative workspace. In addition, there is a private office for focused tasks or client meetings, as well as a convenient kitchen area for staff use. Two bathrooms are included, ensuring comfort and practicality for both employees and customers. The property also offers backdoor access to the alley, making deliveries and staff access simple and efficient. Shared parking is available at the front of the building, providing easy access for clients and visitors. Possession is available starting April 1, 2025. This is your chance to secure an exceptional office space in a prime location. Base Rent @ \$13.75/SF = 1718.75/Month & Occupancy Costs @ \$3.76/SF = \$470/Month - Total Monthly Rent of \$2188.75 + GST (Tenants are responsible to sign onto all Utilities for the Unit - Average utilities \$350/month)

Built in 2000

## Essential Information

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Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	116, 578 South Railway Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8T2

### Additional Information

Date Listed	January 27th, 2025
Days on Market	86

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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