



**Exceptional downtown  
space offering a flexible  
footprint ideal for a café  
or grab-and-go concept**



1,100 sf +/-



Café-ready space



Prime downtown  
location

**Get more property information**

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### Property Description

Approximately 1,100 sf is available for lease, offering an efficient layout well suited to a café, grab-and-go food operator, or boutique beverage concept.

The footprint provides flexibility for an independent operator or an established brand seeking a compact, high-visibility downtown presence.

### Location Description

Located in the heart of downtown Medicine Hat, this space is positioned within Gaslight Plaza—an established destination known for steady pedestrian traffic and a reliable customer base. The building is owner-occupied by EBT Chartered Professional Accountants, bringing approximately 100 on-site employees and consistent weekday activity that naturally supports a café or food service concept.

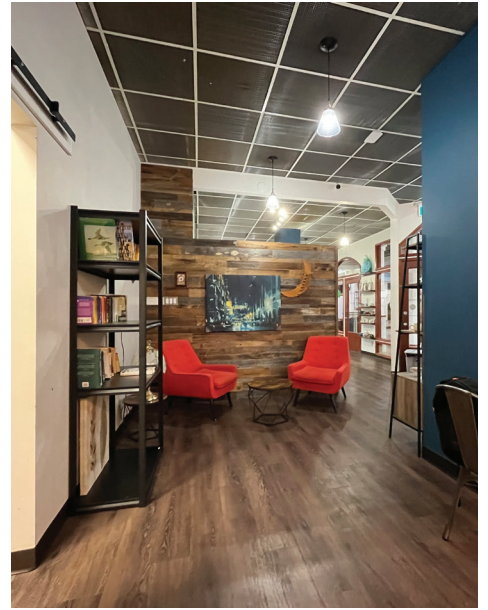
Surrounded by restaurants, financial institutions, and essential downtown services, the location offers exceptional convenience for both customers and staff. Altogether, it presents a rare opportunity to secure space in a high-profile downtown setting that combines character, daily demand, and long-term stability under a single owner.

### Offering Summary

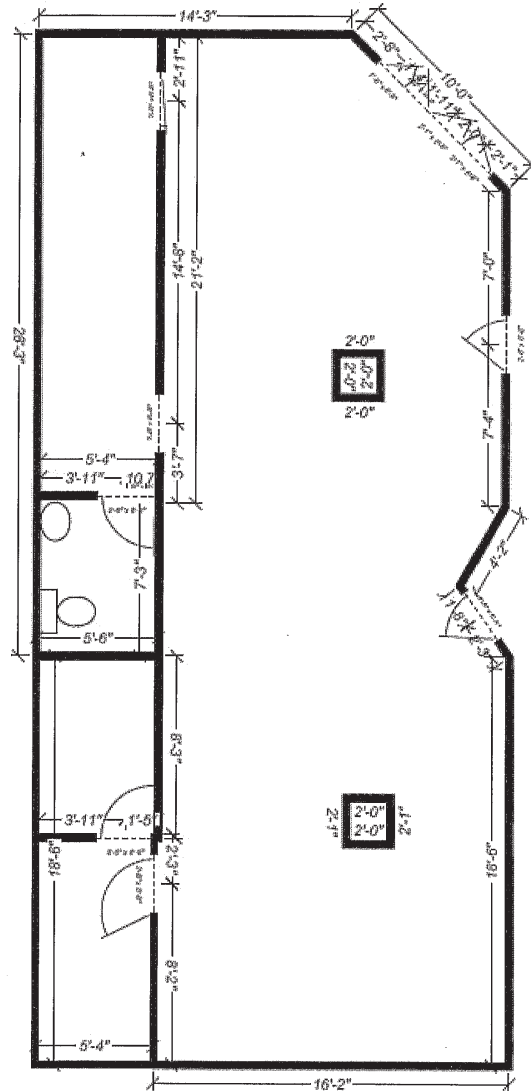
<b>Opportunity</b>	1,100 sf +/-
<b>Legal Address</b>	1491;22;16-20
<b>Zoning</b>	Mixed Use Downtown
<b>Lease Price</b>	Market Rates
<b>Additional Rent</b>	*Included in gross rent
<b>Possession</b>	Negotiable

### Property Highlights

- 1,100 sf +/- café-ready space
- Ideal for food concepts
- Strong weekday daytime demand
- Owner-occupied professional building
- Prime downtown location



## Floor Plan



## Included Café Equipment

- Display case
- Espresso machine
- Decaf bean grinder
- Assorted bean grinders x3
- Stove
- Standup cooler x2
- Top cooler
- Tabletop pizza oven (commercial)
- Slush machine
- Panini press x2
- Standup freezers x 2
- Cooler short
- Assorted tables and chairs



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