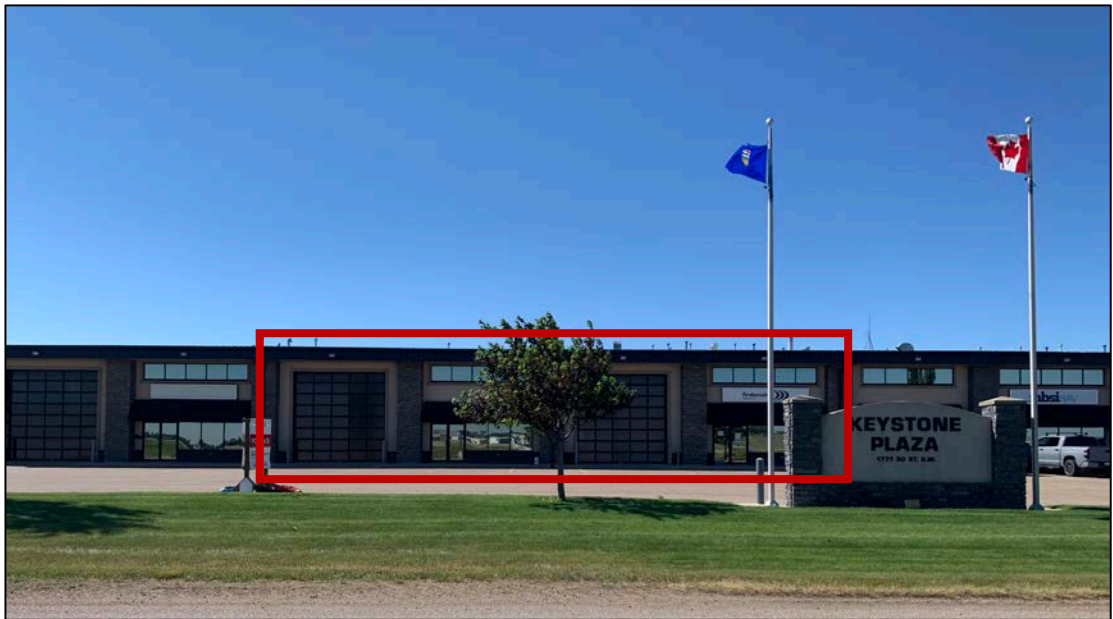


INDUSTRIAL – FOR LEASE

OFFERED AT:
\$10/SF plus NNN costs

BAY3- 6, 1771 30 Street SW
Medicine Hat, AB T1B 3N5



Class A industrial space located in the South West Industrial area with excellent access to both Highway 1 and 3. This bay consists of a total of 10,000 sq. ft. with 7 offices, reception area washroom and open shop space. 2 drive thru bays and 2 drive in bays. Possibility for the space to be divided with long term lease.

SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
team@commercial1.ca

RE/MAX
COMMERCIAL

INDUSTRIAL – FOR LEASE

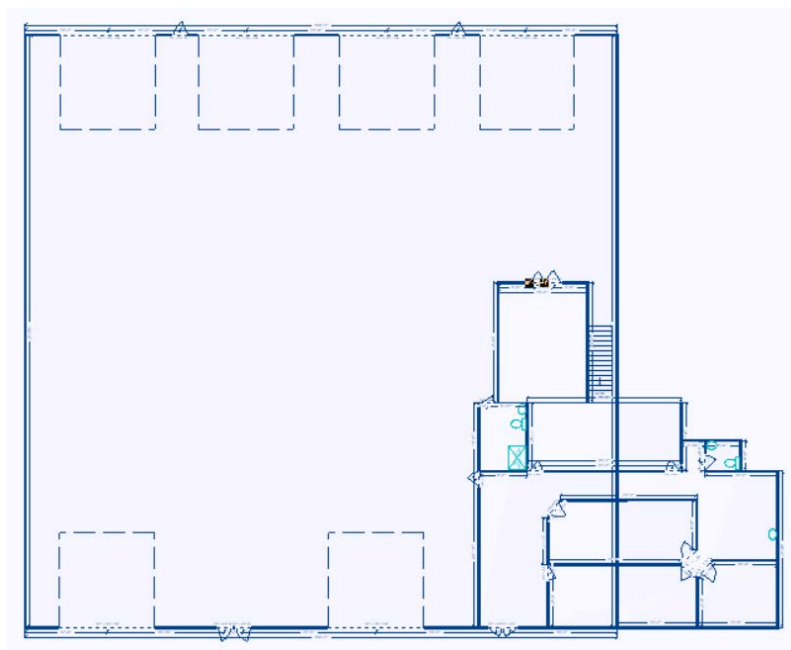
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SALIENT FACTS:

BUILDING INFO:

- Built 2005, Steel frame
- Plan 0610133, Block 1, Lot 9
- 10,000 SF of space, 7 offices, reception and washrooms
- General Industrial District
- Operating Costs \$3.60/SF (2021 estimated)
- Average utilities \$1,200.00 (vacant)
- Ample yard/storage space
- Paved front parking
- 2 drive-thru & 2 drive-in bay (16' X 16" overhead doors)
- Forced air/radiant heat



Measurements are approximate

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ZONING: GENERAL INDUSTRIAL DISTRICT (I-G)

Permitted Uses:

- Animal Services
- Education Institutions
- Greenhouse & Garden Centres
- Government Services
- Industrial Operations
- Industrial Support Services
- Motor Vehicle & RV Sales
- Motor Vehicle Gas Stations
- Motor Vehicle Service Stations
- Parking Facilities
- Renewable Energy
- Resource Extraction
- Self-Storage Facilities

Discretionary Uses:

- Accessory Uses
- Adult Establishments
- Business Support Services
- Funeral Establishments
- Markets
- Places of Amusement
- Recreation Facilities
- Restaurants
- Salvage Facilities



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