

# \$1,500 - 628 2 Street Se, Medicine Hat

MLS® #A2212371

**\$1,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Prime Downtown Commercial Lease  
Opportunity â€” Medicine Hat

Discover a highly visible and affordable commercial lease space in the heart of Medicine Hat, perfect for retail or service-based businesses. This main floor unit offers a gross lease rate of just \$1,500/month, plus a share of utilities, making it an attractive option for long-term tenants seeking an affordable space.

Property Highlights:

**High Visibility:** Located in a bustling downtown area with excellent exposure to foot and vehicle traffic.

**Functional Layout:** Features expansive display windows for showcasing products, an open showroom area, and a rear workshop/warehouse for added versatility.

**Convenience:** Includes two designated parking stalls for staff, ensuring ease of access.

With minimal improvements required, this space is ready to accommodate your business needs. Donâ€™t miss out on this fantastic opportunity to establish or expand your business in a vibrant downtown setting.

**Act Now!** Call today to schedule your private viewing and secure this exceptional lease space!

Built in 1910



## Essential Information

MLS® #	A2212371
Price	\$1,500
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	628 2 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A0C9

## Amenities

Parking Spaces	2
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## Interior

Heating	Central
Cooling	Central Air

## Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	MU-D

## Listing Details

Listing Office	CIR REALTY
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