

\$2,500 - A40, 1177 Factory Street Se, Medicine Hat

MLS® #A2225964

\$2,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

River Flats, Medicine Hat, Alberta

Flexible Commercial Lease Space – This versatile commercial property offers a mix of office, shop, and storage space, making it ideal for a variety of business types. Located near established commercial and retail tenants and just off major city roads, this unit offers great accessibility and exposure. Inside you'll find a spacious front reception/office area, a 2-piece bathroom, an additional large storage or office room, and a 600 SQFT shop space complete with 220 power, an overhead heater, and 14x20 garage doors (manual pulley system). A 600 SQFT mezzanine level provides added storage or potential workspace to suit your operational needs. Monthly lease rate of \$2,500 and INCLUDES utilities, offering excellent value and convenience. Immediate possession available – a great opportunity for businesses looking to expand or establish themselves in a well-located space.

Built in 1980

Essential Information

MLS® #	A2225964
Price	\$2,500
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active



Community Information

Address	A40, 1177 Factory Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8N8

Interior

Heating	Baseboard, Forced Air, Natural Gas, Electric, Overhead Heater(s)
Cooling	None

Additional Information

Date Listed	May 30th, 2025
Days on Market	30

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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