

# \$10 - 533 4 Street Se, Medicine Hat

MLS® #A2177502

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

Welcome to the new lobby space from the eclectic Towne Theatre. This extensively refurbished and instantly available main-floor space, strategically positioned for optimum visibility. Encompassing 1,460 square feet, this area boasts exceptional exposure with its impressive front-facing windows. Featuring two fully accessible barrier free bathrooms, the space is meticulously prepared for immediate occupancy, awaiting your personalized touches to tailor it to your specific business venture. We invite you to explore the boundless potential within this distinctive building and its newly upgraded premises. Base rent 10.00/SF = \$1216.67/Month+GST + Additional Rent is \$5.00/SF = \$608.33 + GST - Total Monthly Rent for the space = \$1825/Month + Electrical + GST

Built in 1945

## Essential Information

MLS® #	A2177502
Price	\$10
Bathrooms	0.00
Acres	0.00
Year Built	1945
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	533 4 Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 0K7

### **Interior**

Heating	Forced Air, Natural Gas
---------	-------------------------

### **Additional Information**

Date Listed	November 5th, 2024
Days on Market	310

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.