

# \$1,100 - B, 646 South Railway Street Se, Medicine Hat

MLS® #A2252732

**\$1,100**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

River Flats, Medicine Hat, Alberta

Size Matters! But Sometimes Smaller is Just Smarter!

Who says bigger is always better? Welcome to your next business adventure in this perfectly petite 800sf space—where small means simple, affordable, and (let's be honest) a little bit exposed in all the right ways!

Step inside through your own private vestibule and let the world see what you're up to—literally! With a main area ready to showcase your big ideas and a handy side room for when you need a little privacy, this layout proves you don't need a massive footprint to make a massive impact. Bonus points for the newly updated washroom—because even the smallest spaces deserve a touch of luxury.

Located on one of the city's busiest streets, your business will get all the attention it deserves. Eye-catching signage opportunities mean you'll never be overlooked, and with both off-street and on-street parking, your clients can pop in with ease (no parking wars here).

Best of all? The rent is refreshingly low, so you can spend less on overhead and more on what really matters—growing your business.

Ready to go big by thinking small? Book your showing today and see how this compact



space can be the perfect fit for your next venture.

Built in 1979

**Essential Information**

MLS® #	A2252732
Price	\$1,100
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Retail
Status	Active

**Community Information**

Address	B, 646 South Railway Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2V9

**Amenities**

Parking Spaces	4
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**Interior**

Heating	Natural Gas, Ceiling
Cooling	Central Air

**Exterior**

Lot Description	Near Shopping Center, Near Public Transit
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**Additional Information**

Date Listed	August 27th, 2025
Days on Market	1
Zoning	MU

**Listing Details**

Listing Office

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