

# \$11 - 957 South Railway Street Se, Medicine Hat

MLS® #A2205194

**\$11**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

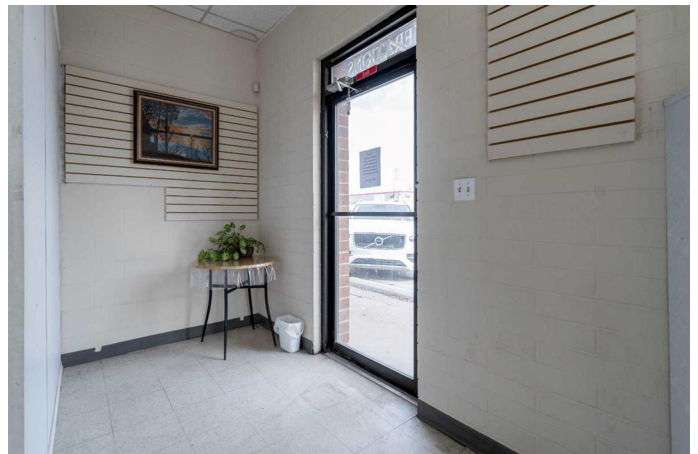
South West Industrial, Medicine Hat, Alberta

Located in a prime, high-traffic area, this CORNER UNIT offers 1323 square feet boasting unmatched visibility with double exposure on the North and East sides of the building. Situated on a prominent lot at a busy intersection, this property benefits from constant foot and vehicle traffic. With two convenient entrances and an abundance of natural light, this space provides a bright and welcoming atmosphere perfect for any business. The previous long-term tenant is retiring after decades of success in this location, offering an excellent opportunity for the next business. Ample parking is available, and the space is ready for immediate occupancy. Offered at \$11/sqft with scheduled escalations annually plus \$3.50/sqft occupancy costs of \$1,599/month plus GST and separately metered utilities. Don't miss the opportunity to lease this standout property in a highly desirable location!

Built in 1988

## Essential Information

MLS® #	A2205194
Price	\$11
Bathrooms	0.00
Acres	0.00
Year Built	1988
Type	Commercial
Sub-Type	Business



Status                      Active

**Community Information**

Address                      957 South Railway Street Se  
Subdivision                  South West Industrial  
City                            Medicine Hat  
County                        Medicine Hat  
Province                      Alberta  
Postal Code                  T1A 2W3

**Additional Information**

Date Listed                  March 25th, 2025  
Days on Market              145  
Zoning                        MU

**Listing Details**

Listing Office                RE/MAX MEDALTA REAL ESTATE

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