

\$27 - 304, 4979 Southlands Drive Se, Medicine Hat

MLS® #A2267220

\$27

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

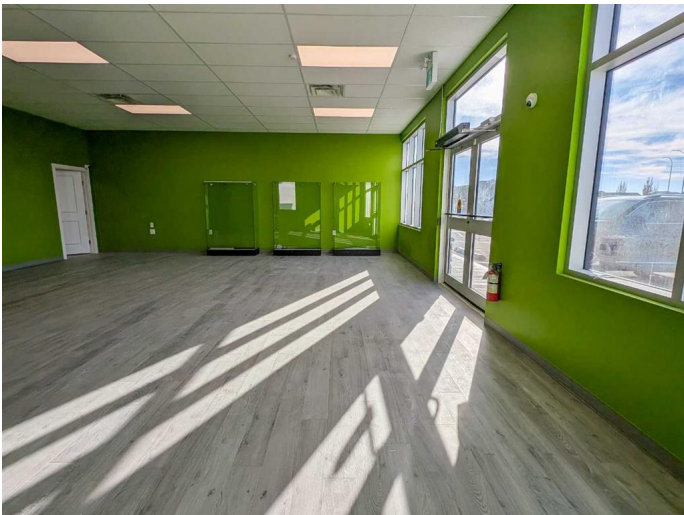
Southland, Medicine Hat, Alberta

Introducing Unit #304 - a versatile and high-visibility 1,600 sq. ft. endcap flex space ideally positioned for office, retail, or fast-food use. This quality constructed building delivers excellent exposure, situated at the corners of Southlands Dr. SE and South Boundary Rd. - a busy corridor servicing the city's growing southeast quadrant. With seamless access for customers, clients or tenants alike, this space is ready to be tailored to your business needs. Whether you envision a professional office suite, a high-impact retail showroom or a quick-service food outlet with strong commuter and neighbourhood access, the property delivers exposure, accessibility and flexibility to execute. Operating Costs are estimated at \$11.25 psf (including utilities) for 2025.. There is potential for an additional 1,400 sq. ft. available next door for the right client.

Built in 2022

Essential Information

MLS® #	A2267220
Price	\$27
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Office
Status	Active



Community Information

Address	304, 4979 Southlands Drive Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0T8

Additional Information

Date Listed	October 24th, 2025
Days on Market	10
Zoning	C-N

Listing Details

Listing Office	AVISON YOUNG
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