

# \$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 â€“ 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 â€“ 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	70

## Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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