

\$12 - 5, 202 5 Avenue Se, Medicine Hat

MLS® #A2234262

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Medicine Hat, Alberta

Main floor Downtown Office Space in a secure plaza with a designated parking stall available for lease July 16th! This 1,033 square foot partitioned office space was previously used as a wellness studio and has a large soundproof room that would be excellent for a massage therapist, wellness provider, sound therapy, clinic, podcast space, music producer, psychologist, psychiatrist, counsellor, specialist etc. It has two other offices plus small kitchenette, reception area and common area washrooms. Other tenants include an optometrist, a chiropractor, a physio therapist and investment firm. Offered at \$12.00 per sq.ft. plus \$9.75 estimated occupancy costs or \$1,872.31 plus GST and separately metered utilities (average around \$100 per month). This building is professionally managed by a local firm. Call an agent today to view! NOTE: The contents in photos are not included (front desk, harmonic egg, furniture, triangle shelf unit etc.).

Built in 1978

Essential Information

MLS® #	A2234262
Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial



Sub-Type	Mixed Use
Status	Active

Community Information

Address	5, 202 5 Avenue Se
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2P8

Additional Information

Date Listed	June 24th, 2025
Days on Market	4
Zoning	MU-D

Listing Details

Listing Office	TMV PROPERTY GROUP LTD
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