

OFFICE SPACE FOR LEASE

\$22.00 per Sq Ft
+ NNN costs

#104 & 105-2201 Box Springs Blvd NW
Medicine Hat, AB



Office spaces #104 and #105 at 2201 Box Springs Blvd, were built in 2009 and merged into one space combined the two offer 12 offices, a mezzanine, 1 boardroom, 3 bathrooms, and a kitchenette. Featuring tile flooring, these units provide a modern, functional layout. Conveniently located near Horizon Veterinary Services, El Super Taco, Acera Insurance, The Bolt Guys, Mattress Mattress, Princess Auto, and Costco.



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RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3



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SALIENT FACTS

Plan 0913184 Unit 4 & 5

Year Built: 2009

Average Utilities: \$1600.00

Building Size: 6130 Sq Ft

Operating Costs: \$4.42 Sq Ft

Total Monthly:

Base Price: 11,238.00

Est Op Costs: 2,257.00

\$13,495.00



Units #104 and #105 were combined to create a spacious and functional layout, but could be easily divided if less space is required.

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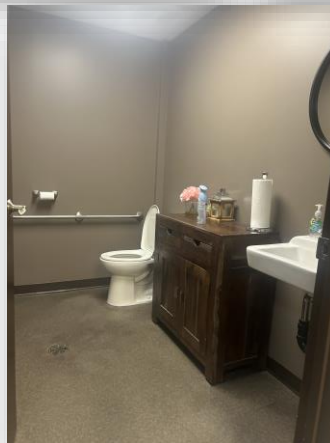
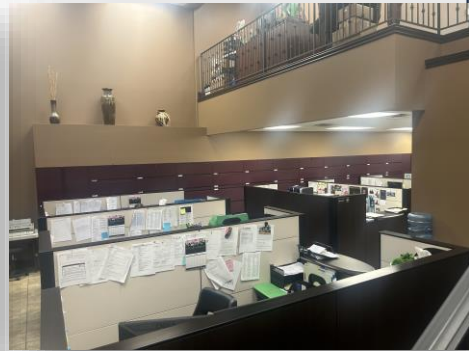
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ZONING: Highway Commercial District (C-H)

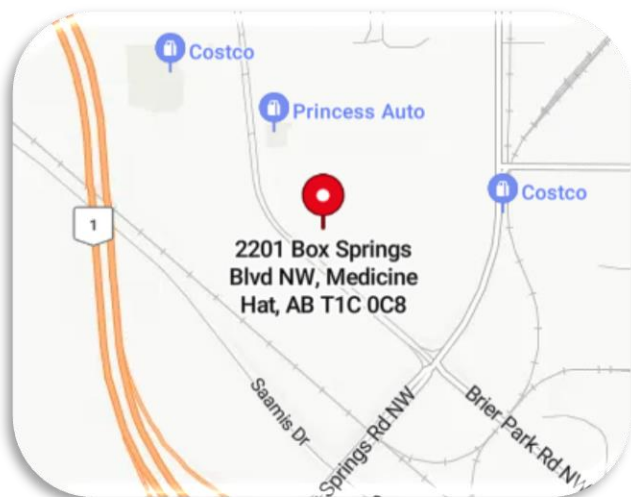
PERMITTED USES ¹³⁶

- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Hotels
- (iv) Motor Vehicle Gas Stations
- (v) Offices
- (vi) Restaurants
- (vii) Retail and Consumer Services
- (viii) Temporary Vendors

- (xi) Education Institutions
- (xii) Funeral Establishments
- (xiii) Gaming Establishments
- (xiv) Garden Centres
- (xv) Government Services
- (xvi) Motels
- (xvii) Motor Vehicle and RV Sales
- (xviii) Motor Vehicle Service Stations
- (xix) Parking Facilities
- (xx) Places of Amusement
- (xxi) Places of Worship
- (xxii) Recreation Facilities

DISCRETIONARY USES ¹³⁷

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Artist studios
- (iv) Bars
- (v) Business Support Services
- (vi) Clubs
- (vii) Community Centres
- (viii) Community Social Services
- (ix) Cultural Facilities
- (x) Drive-Through Services



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