

# FOR SUBLEASE

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1782-32<sup>nd</sup> Street SW | Medicine Hat, AB  
25,147 square feet on 2.47 acres

**C1** COMMERCIAL ONE | **RE/MAX** COMMERCIAL  
RE/MAX Medalta Real Estate

**50% DISCOUNT ON  
1ST YEAR RENT**



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# PROPERTY DETAILS

## TOTAL BUILDING:

Old Shop: 11,262 sq. ft.  
New Shop: 13,885 sq. ft.  
Total: 25,147 sq. ft.

## SITE SIZE:

2.47 acres

## NET SUBLEASE RATE:

\$9.95 per sq. ft. per annum

## OPERATING COSTS:

\$73,121.32 (for 2023)  
\$2.91 per sq. ft. (for 2023)  
(property taxes and insurance only)

## AVAILABLE:

Immediate

## TERM:

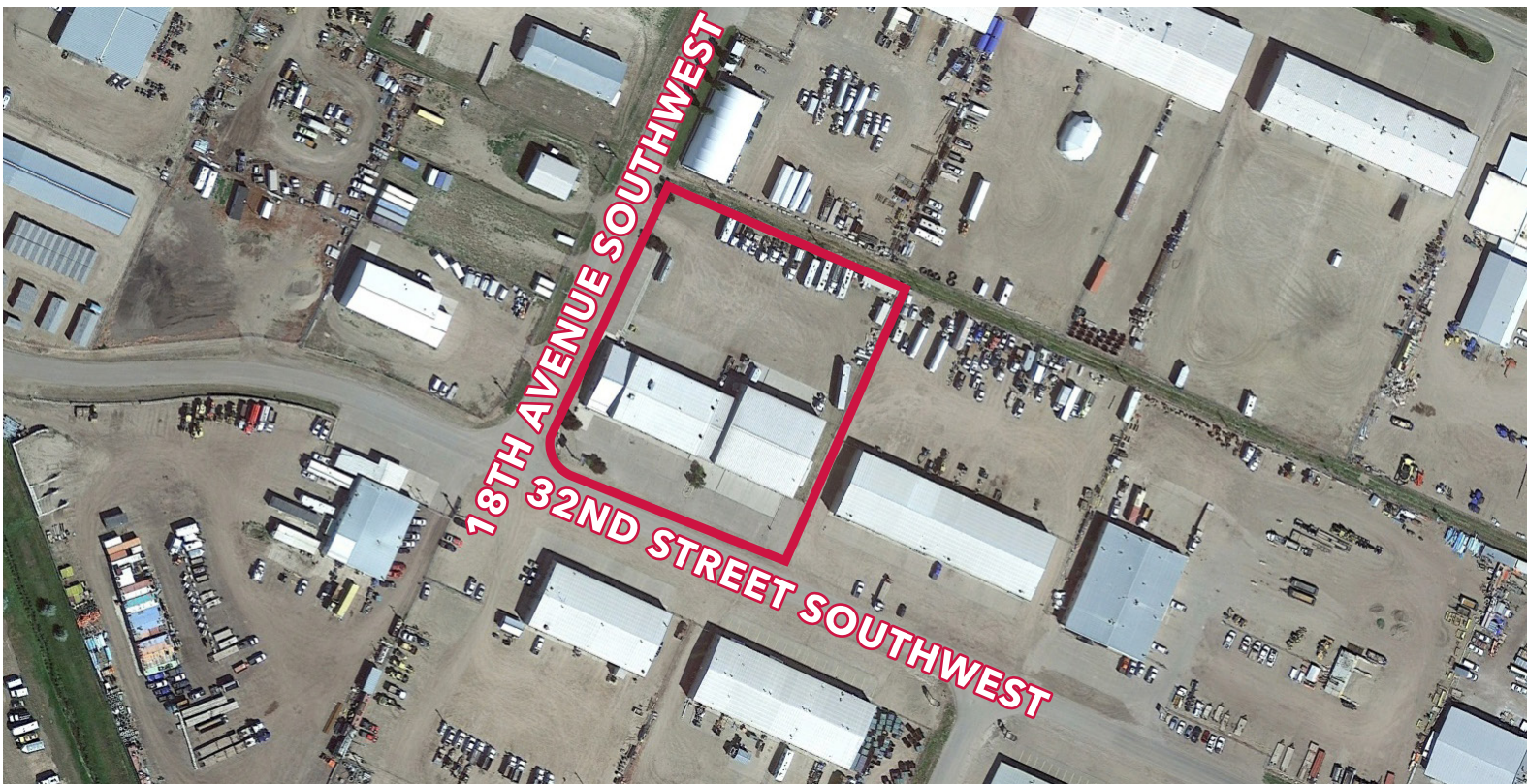
September 30th, 2029

## LIGHTING:

LED

## COMMENTS:

- » Single-use or two-tenant facility
- » Both shops include a MUA system
- » Air compressor & airlines throughout
- » Large fenced, gravel yard
- » Corner location on 32<sup>nd</sup> Street SW





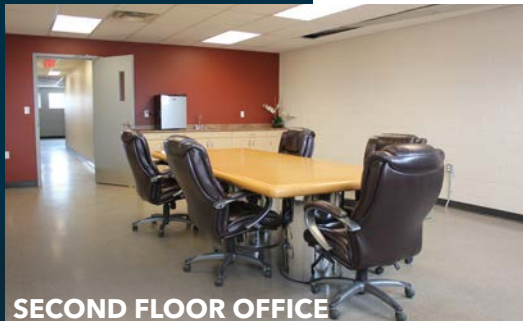
OFFICE/SHOWROOM



OLD SHOP



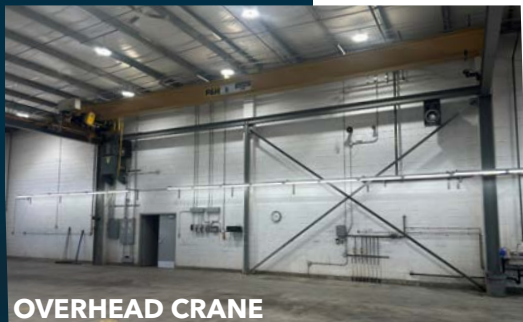
PARTS/RECEIVING



SECOND FLOOR OFFICE



NEW SHOP



OVERHEAD CRANE

## OLD SHOP

### AVAILABLE AREA:

Office/Showroom	2,860 sq. ft.
Parts/Receiving:	2,449 sq. ft.
Shop:	5,953 sq. ft.
Total:	11,262 sq. ft.

### CEILING HEIGHT:

16'6" clear

### POWER:

200 amps, 600 volts, 3 phase with step down transformer to 120/208 volts

### LOADING:

8 - 14' X 16' drive-in doors (4 drive-thru doors)

### COMMENTS:

» 2 trench drains with sumps

## NEW SHOP

### AVAILABLE AREA:

Main Floor Office/Parts:	1,608 sq. ft.
Second Floor Office:	1,718 sq. ft.
Shop:	10,559 sq. ft.
Total:	13,885 sq. ft.

### CEILING HEIGHT:

21'6" clear

### CRANE:

5 TON overhead bridge

### HOOK HEIGHT:

16' clear

### POWER:

125 amps, 600 volts, 3 phase with step down transformer to 120/208 volts

### LOADING:

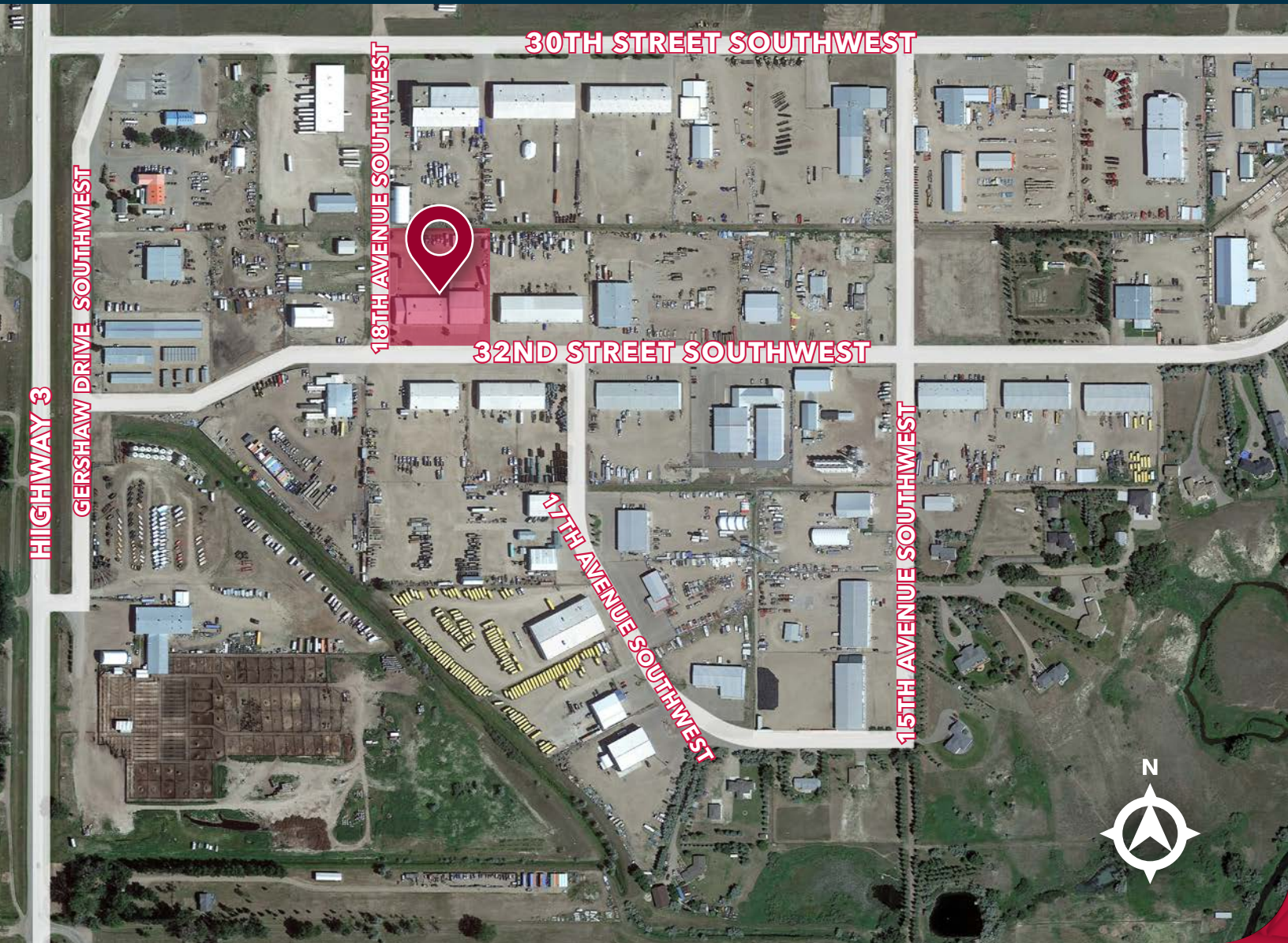
8 - 14' X 14' drive-in doors (4 drive-thru doors)  
1 - 8' X 10' drive-in door

### COMMENTS:

» Multiple sumps



# LOCATION



## CONTACT US

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