

FOR SUBLEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1782-32nd 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**



JON C. MOOK, SIOR
LEE & ASSOCIATES CALGARY
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

SHAUNEEN VANDERHAM
RE/MAX MEDALTA REAL ESTATE
ASSOCIATE BROKER
C: 403-952-0639
svanderham@commercial1.ca

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:

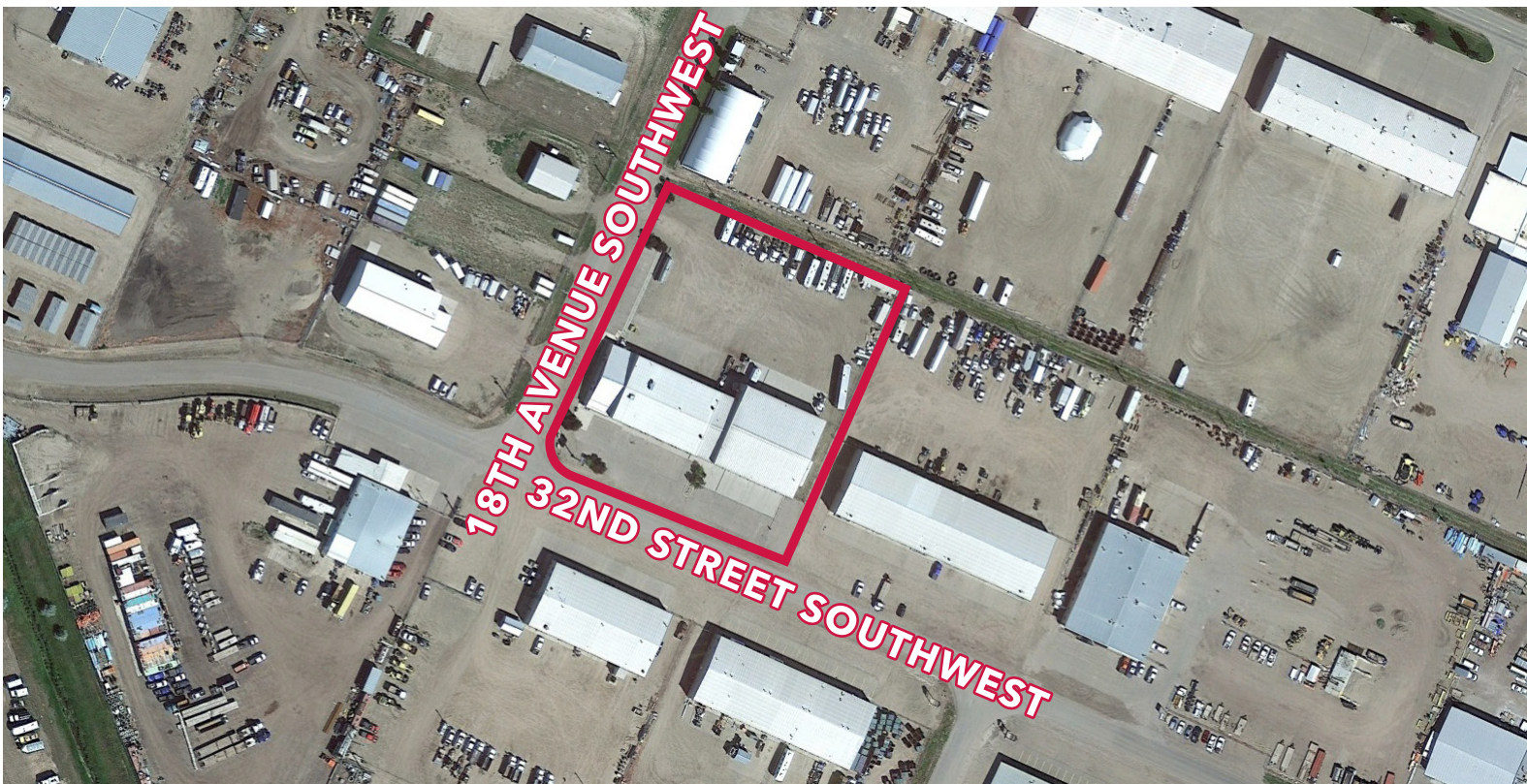
September 30th, 2030

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 32nd Street SW





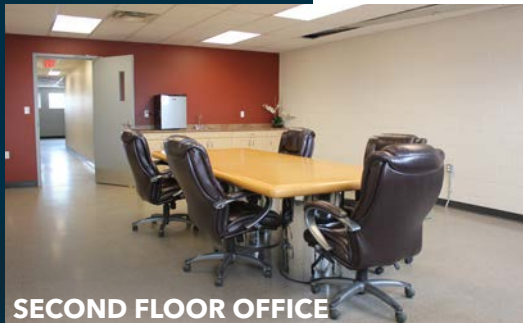
OFFICE/SHOWROOM



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

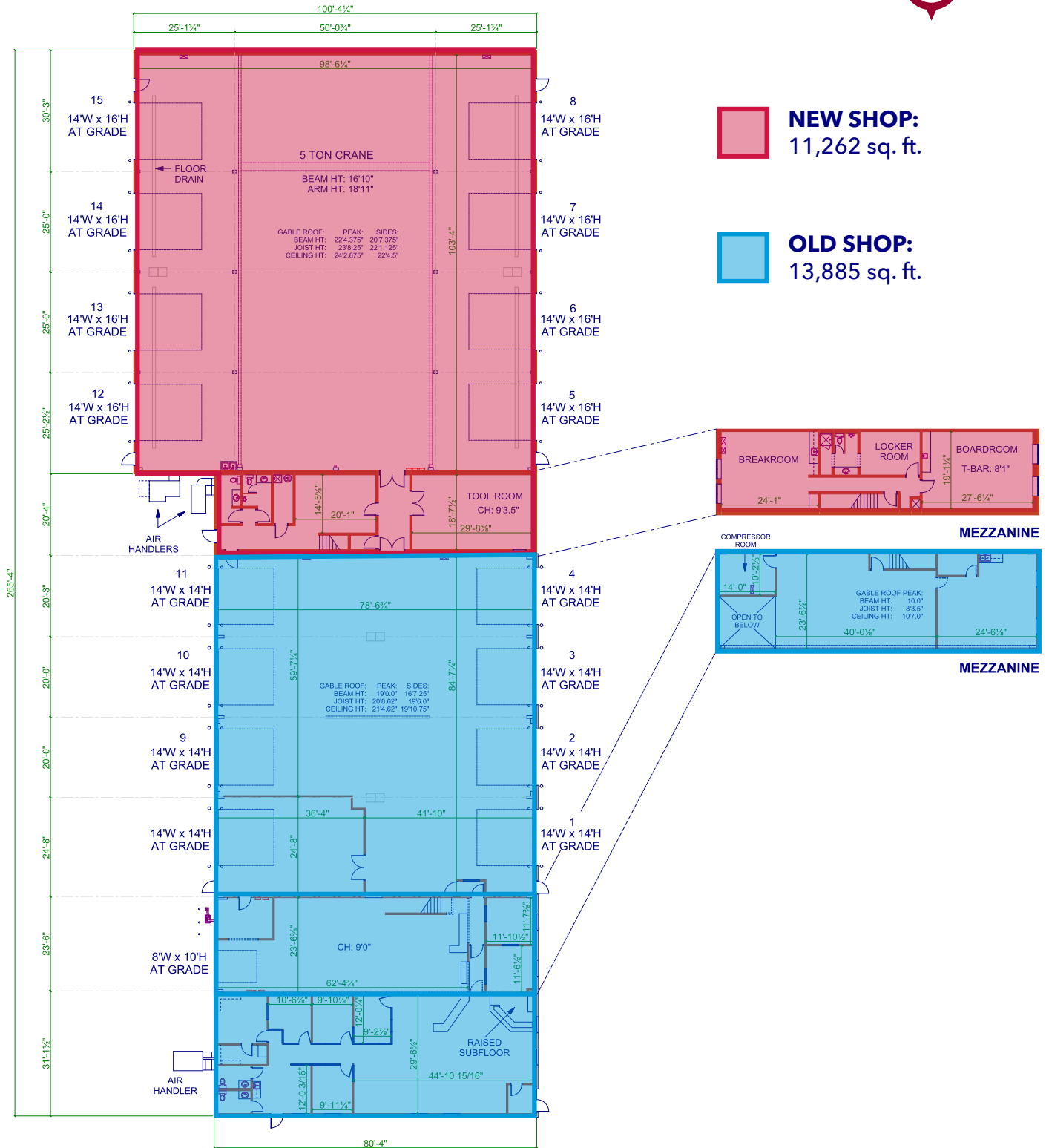
LOADING:

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

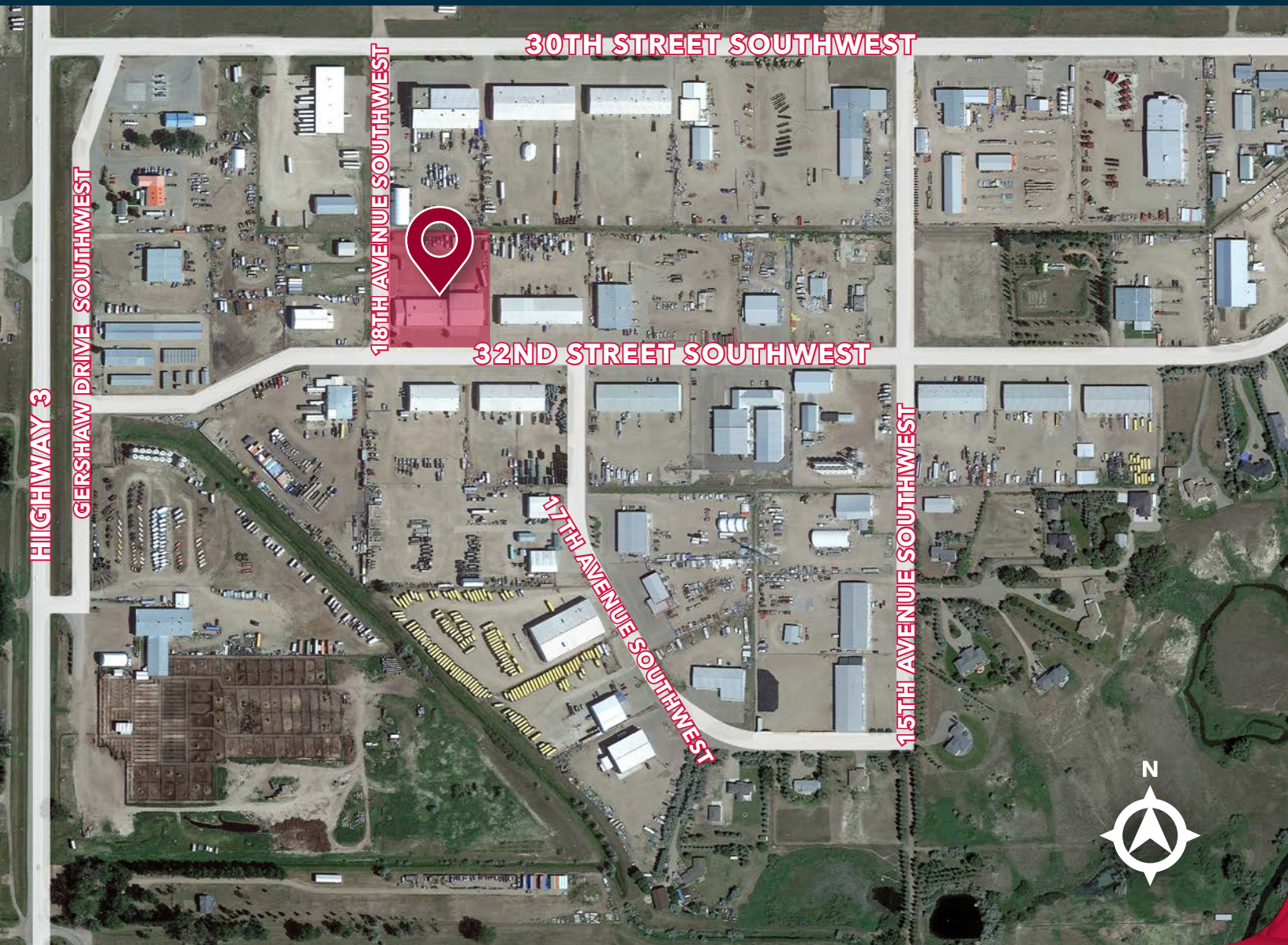
COMMENTS:

» Multiple sumps

SITE PLAN



LOCATION



CONTACT US

JON C. MOOK, SIOR
LEE & ASSOCIATES CALGARY
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

SHAUNEEN VANDERHAM
RE/MAX MEDALTA REAL ESTATE
ASSOCIATE BROKER
C: 403-952-0639
svanderham@commercial1.ca

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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