

# FOR LEASE

Medicine Hat, AB  
2<sup>nd</sup> Floor Office Space

**MAYFAIR MANOR**

531 4<sup>TH</sup> STREET SE

**avenueliving**  
asset management



**897SQ FT – 3,169 SQ FT  
AVAILABLE IMMEDIATELY**

## PROPERTY HIGHLIGHTS

- Utilities included
- Prime central location
- Exterior signage available
- Zoning: Mixed Use Downtown (MU-D)
- Operating Costs (2019): Estimated at \$7.80
- Up to 16 parking stalls available (5/1000sf)



## TRAVEL DISTANCES

City of Calgary - 292 km  
City of Medicine Hat - 108 km  
City of Lethbridge - 169 km  
US border - 212 km

### CONTACT US

**Slava Fedossenko**, Commercial Asset Manager  
780.224.4909 | [sfedossenko@avenueliving.ca](mailto:sfedossenko@avenueliving.ca)

**avenueliving**

400-4820 Richard Road SW  
Calgary, AB T3E 6L1

P: 855.247.1492 F: 403.225.1981  
[avenuelivingam.com](http://avenuelivingam.com)

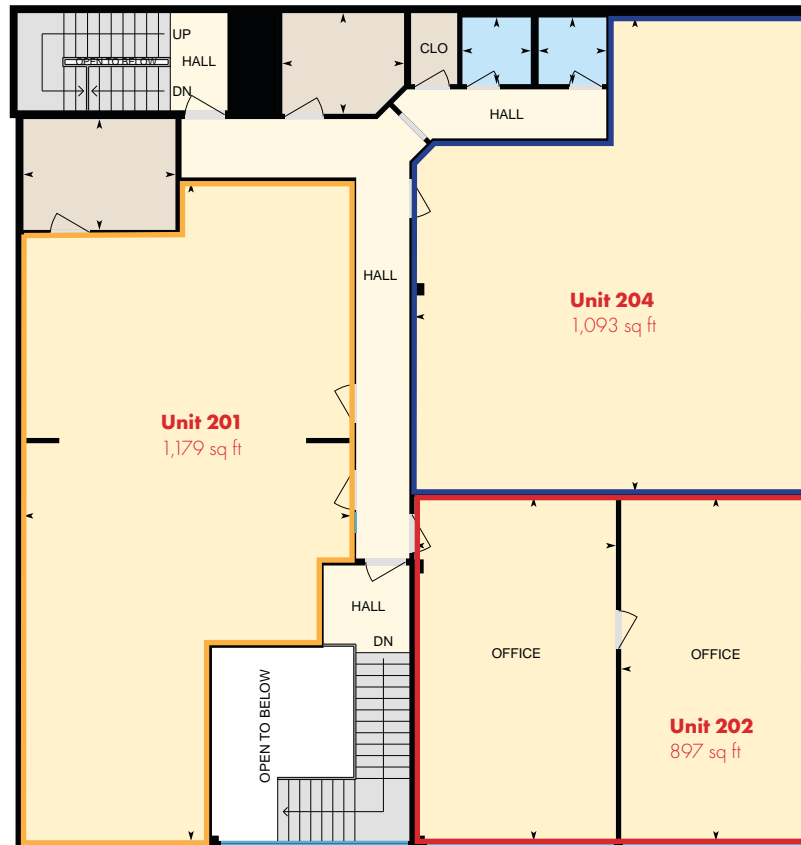
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CATEGORIES	# OF PEOPLE
POPULATION (2018)	65,426
TRADE AREA POPULATION (2018)	175,000
MEDIAN HOUSEHOLD INCOME (2017)	\$89,710



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