

FOR LEASE

► **Medicine Hat, AB**
2nd Floor Office Space

MAYFAIR MANOR

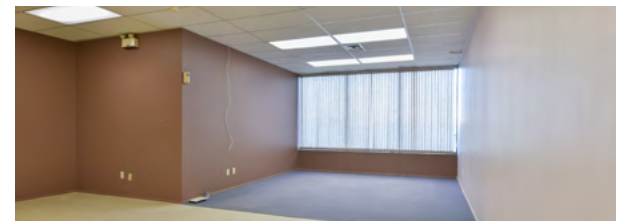
531 4TH STREET SE

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PROPERTY HIGHLIGHTS

- Utilities included
- Prime central location
- Exterior signage available
- Zoning: Mixed Use Downtown (MU-D)
- Operating Costs (2022): \$7.23/ sq ft
- Up to 16 parking stalls available (5/1000sf)



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

CONTACT US:
Slava Fedossenko
Director Commercial Asset Manager
780.224.4909
sfedossenko@avenueliving.ca

avenueliving
400-4820 Richard Road SW | Calgary, AB T3E 6L1
P: 855.247.1492 F: 403.225.1981
avenuelivingam.com

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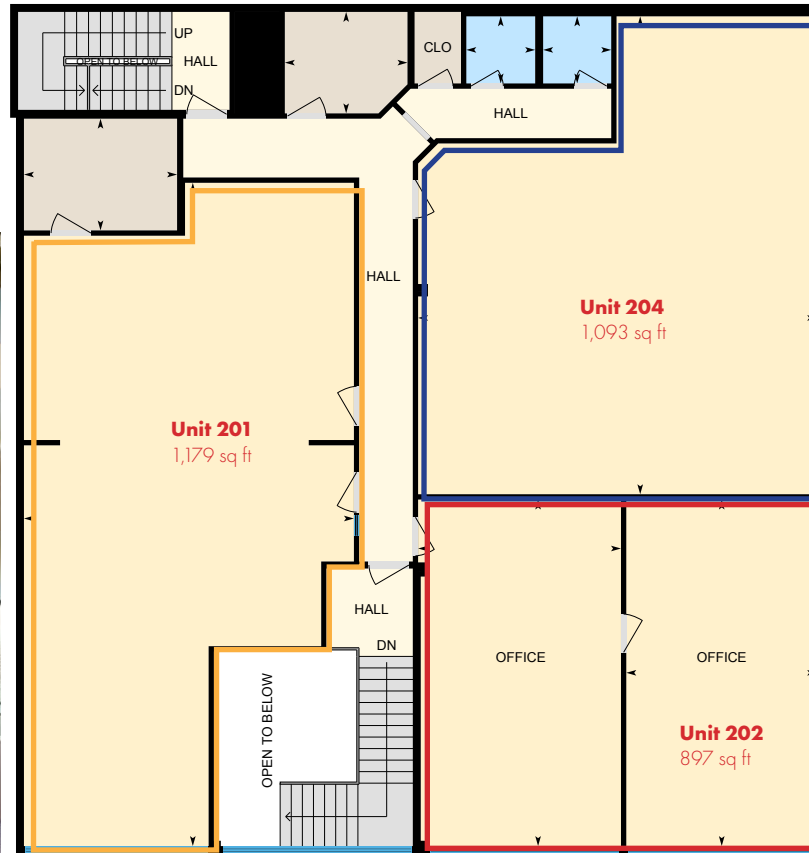
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CATEGORIES	# OF PEOPLE
POPULATION (2018)	65,426
TRADE AREA POPULATION (2018)	175,000
MEDIAN HOUSEHOLD INCOME (2017)	\$89,710



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