

FOR SALE

OFFICE SPACE



666 - 4 Street SE, Medicine Hat, AB

A well positioned asset located in an established commercial corridor, this rare owner-user or investment opportunity is available for sale in downtown Medicine Hat.

Contact:

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cresa

666 - 4 STREET SE, MEDICINE HAT

Property Profile

Building Size	± 13,090 sf
Available:	February 2027
Asking Price:	\$1,600,000
Property Taxes:	\$25,034.14 (2026)
Parking:	Abundance of surface parking located at the rear of the building. Additional street parking located on Railway Street and 4th Street.
Legal Description:	Lot 20, Block 23, Plan 5999JK

Property Information

The property is well positioned in the heart of Medicine Hat and has excellent visibility in a high traffic location.

The building sits directly adjacent to the City Bus Terminal giving excellent accessibility for tenants and visitors.

Currently owner occupied, professionally maintained.

The property is in excellent move-in condition providing an ideal opportunity for an owner occupancy or investment buyer.

Located within walking distance from many amenities in the downtown core including retail, restaurants and services.



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Second Floor:

±6,545 sf

13 perimeter offices

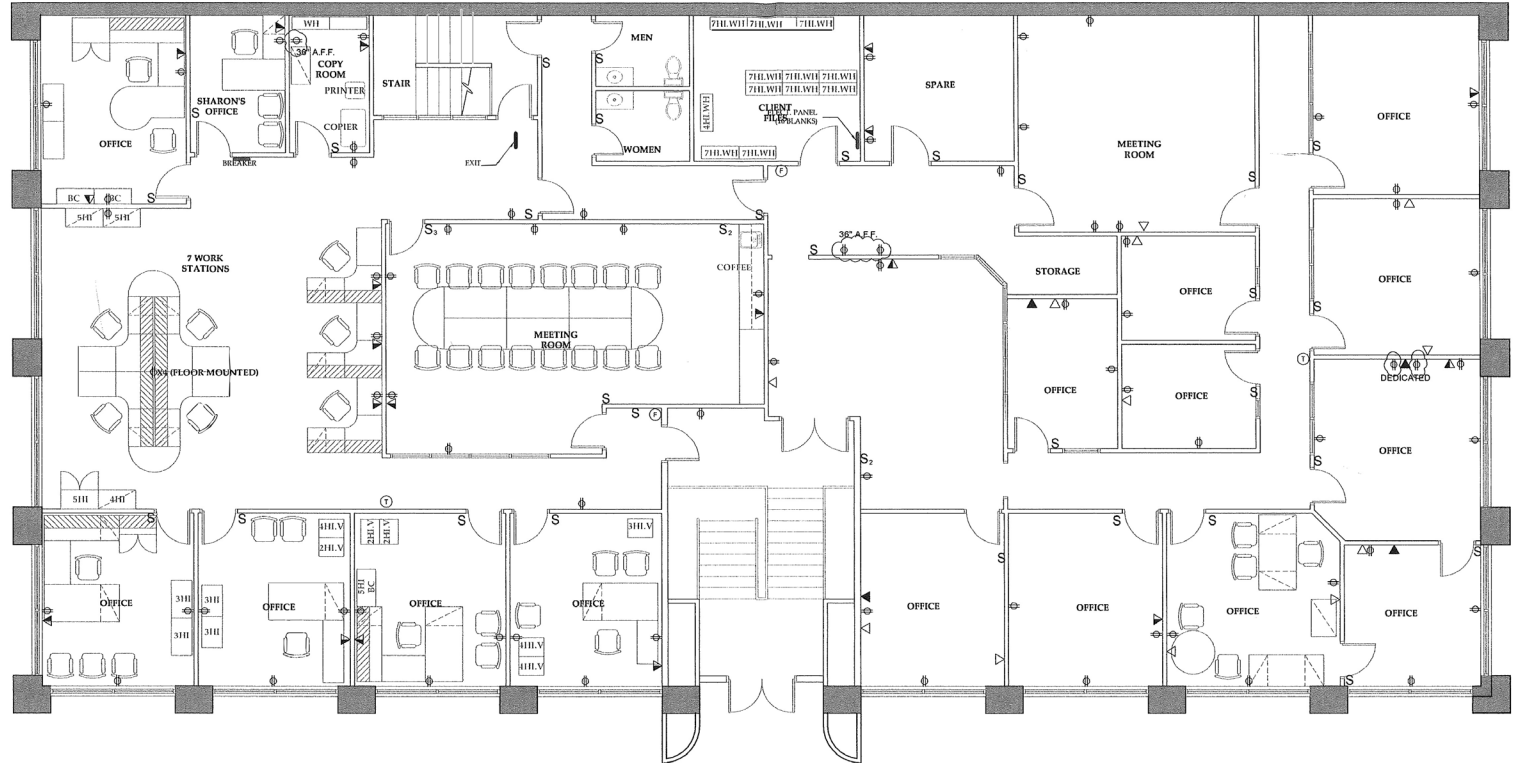
4 interior offices

Open area for workstations

2 meeting rooms

File room

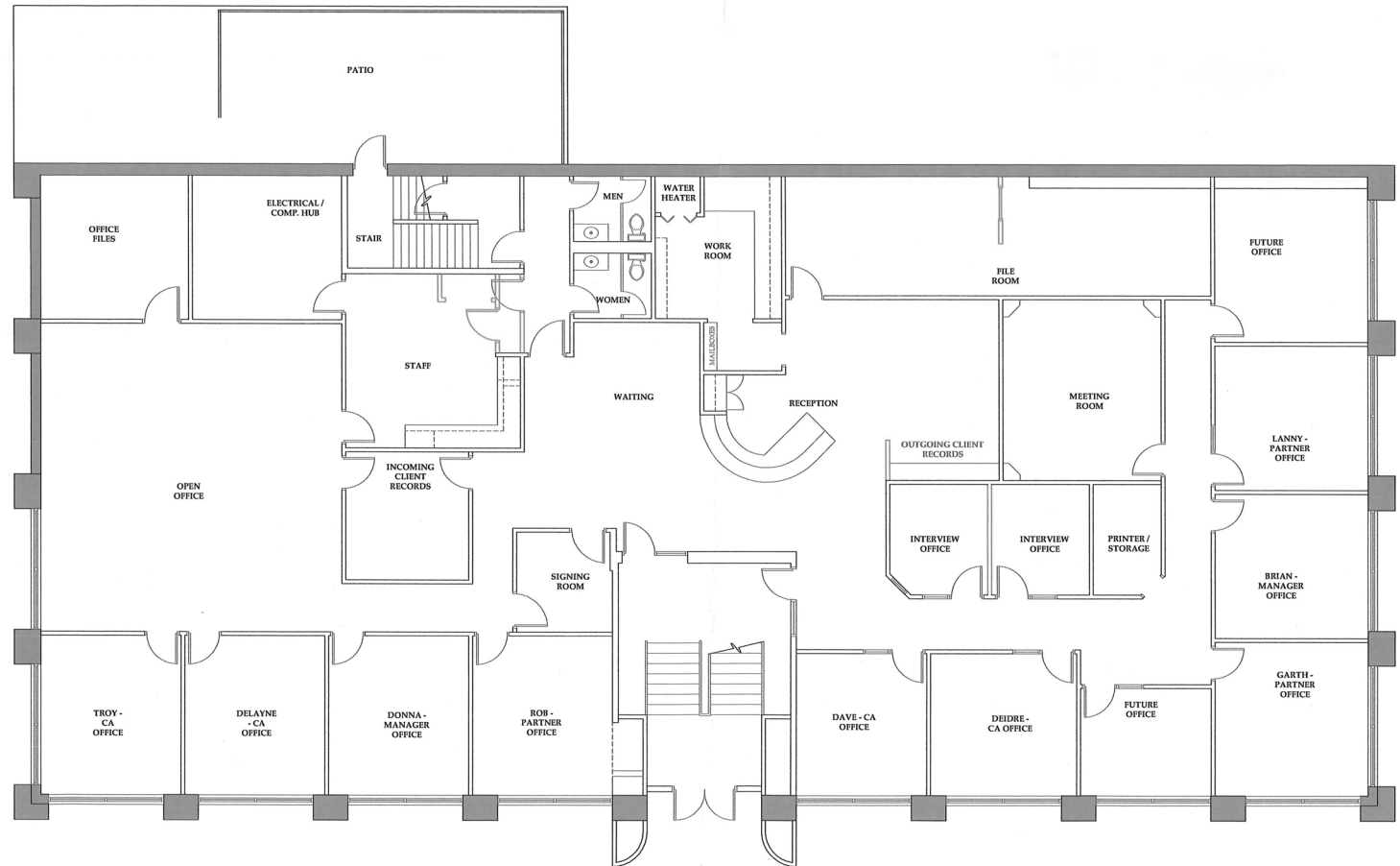
Staff/copy room

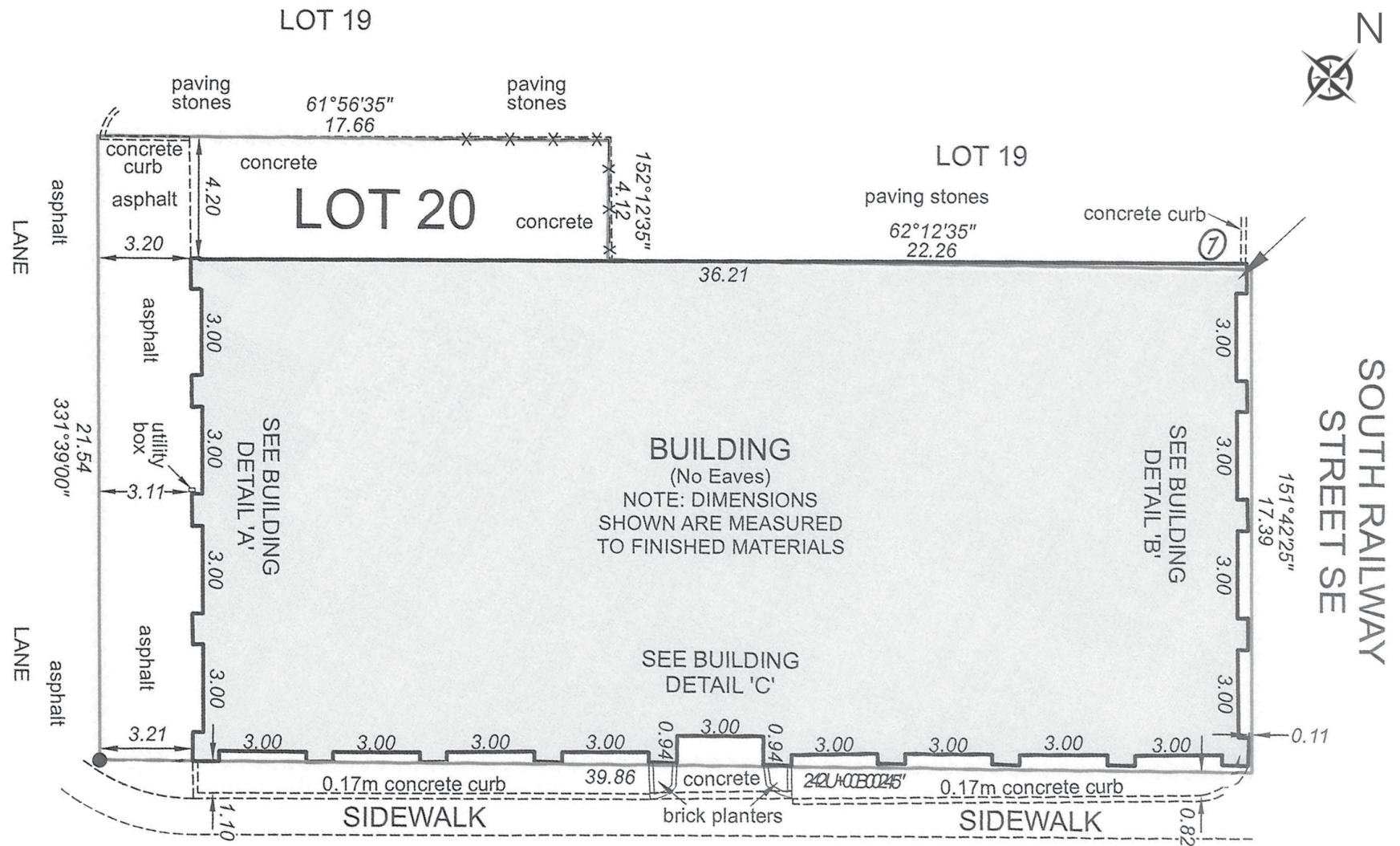


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Main Floor: ±6,545 sf

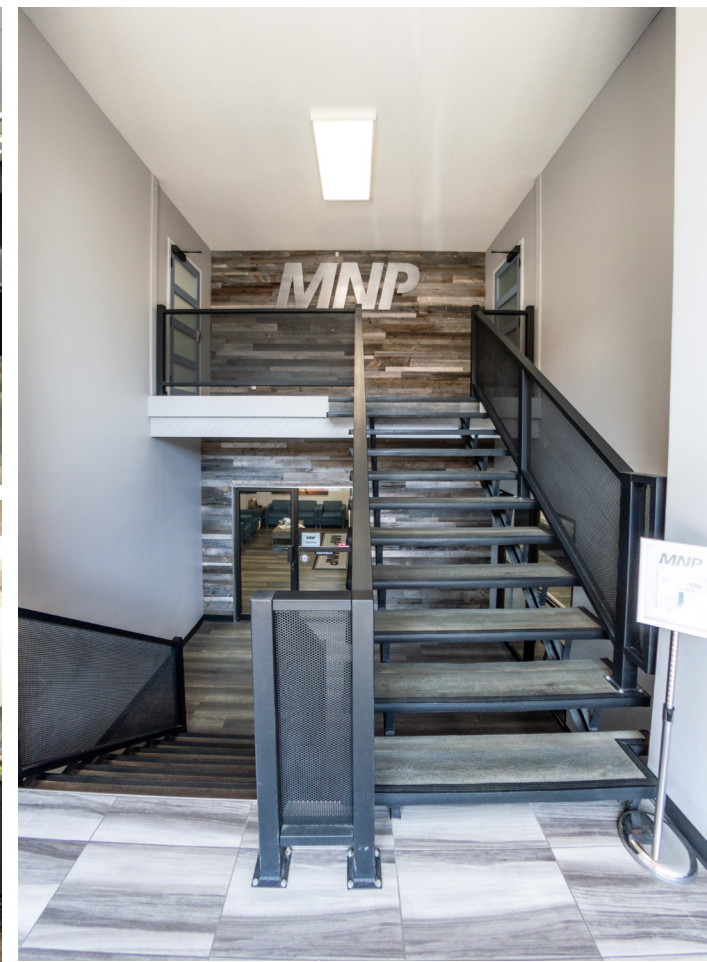
- 12 perimeter offices
- 2 interior offices
- Open area for workstations
- Meeting room
- 2 filing room/records rooms
- Reception/waiting area
- Staff room/kitchen
- Printer/storage room

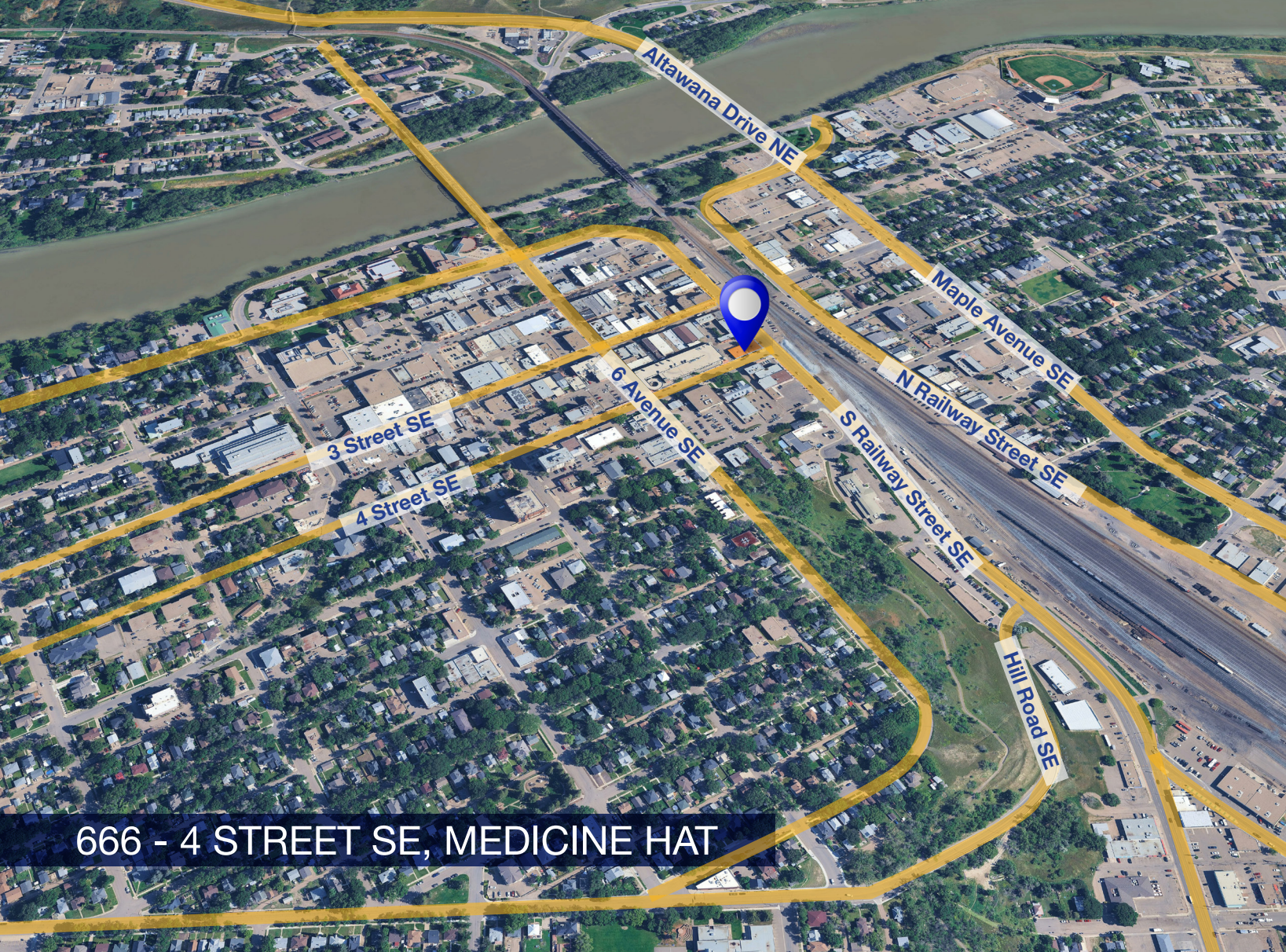






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Drive times to major arteries in the area

1 minute drive-time to S Railway Street.

1 minute drive-time to 6 Avenue SE.

2 minutes drive-time to 1 Street SE.

4 minutes drive-time to Maple Avenue SE.

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