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## 552 18 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta

**Listing ID:**  
27296

**MLS ID:**  
A2187243

**\$995,000**



 **ADAM ANDREWS**

 **AVISON YOUNG**  
 **403-330-3338**

 **552 18 Street SW, Medicine Hat, Alberta T1A 8A7**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	380	I-B
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
South West Industrial	1978	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	7510258
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
13796.00	1281.68	Contact Listing Agent
<b>Restrictions</b>	<b>Reports</b>	
None Known	None	

Price Reduced! Outstanding opportunity in Medicine Hat's southwest industrial corridor, positioned at the junction of Highway 1 and Highway 3. This property offers excellent exposure and flexibility for a wide range of uses. The building provides great existing income and the opportunity to operate as an owner-user with tenant revenues helping to offset costs. In addition, purchasers have the option to acquire the established brewery operations in conjunction with the property (see MLS A2239730). A rare chance to secure a versatile asset in a high-profile location with multiple paths for value.

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