

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

662 16 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta

Listing ID:
28045


MLS ID:
A2127332

\$949,800



 **TERRA BOCKMAN**
 (403) 957-1171

 **RIVER STREET REAL ESTATE**
 403-527-4000

 662 16 Street SW, Medicine Hat , Alberta T1A 4X1

Transaction Type For Sale	Days On Market 599	Zoning I-B
Subdivision South West Industrial	Year Built 2002	Structure Type Institutional
Property Type Commercial	Property Sub Type Industrial	Legal Plan 3420AH
Building Area (Sq. Ft.) 8000.00	Building Area (Sq. M.) 743.22	Inclusions n/a
Restrictions None Known	Reports None	

Explore endless possibilities with this 8,000-square-foot industrial building in a prime location! Step into the main building, where there is a spacious retail/showroom area, complete with a front desk, private office spaces, a meeting/coffee room, and two bathrooms. There is a large mezzanine, ideal for inventory management or additional storage needs. The bay section of the building features two 12x12 overhead doors and two 18x16 overhead doors, arranged tandem-style. Additionally, find another bathroom and a dedicated technical area to accommodate diverse business requirements. Outside, a generously sized paved parking lot ensures ample space for staff and clientele. Situated in the bustling southwest industrial area, this property has high visibility for drive-by traffic, enhancing its appeal to businesses seeking prime exposure and convenience. Don't miss out on this amazing opportunity!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.