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## 662 16 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Medicine Hat, Alberta

**Listing ID:**  
28045


**MLS ID:**  
A2127332

**\$969,900**



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

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 488	<b>Zoning</b> I-B
<b>Subdivision</b> South West Industrial	<b>Year Built</b> 2002	<b>Structure Type</b> Institutional
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 3420AH
<b>Building Area (Sq. Ft.)</b> 8000.00	<b>Building Area (Sq. M.)</b> 743.22	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> 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!

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