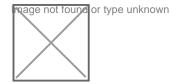


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (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** 

537

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.) Building Area (Sq. M.) 00.008

**Inclusions** 

743.22

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!

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