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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**
 (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 426	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!

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