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710 GERSHAW DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
28298


MLS ID:
A2148389

\$899,000



 **MATT TEEL**
 (403) 878-6679

 **ROYAL LEPAGE COMMUNITY REALTY**
 403-528-4222

 710 Gershaw Drive SW, Medicine Hat , Alberta T1A 5C8

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|---|------------------------------------|---|
| Transaction Type For Sale | Title Fee Simple | Days On Market 418 |
| Zoning MU | Subdivision SW Hill | Building Type Free-Standing |
| Year Built 1956 | Structure Type Mixed Use | Property Type Commercial |
| Property Sub Type Mixed Use | Legal Plan 4349GS | Building Area (Sq. Ft.) 2650.00 |
| Building Area (Sq. M.) 246.19 | Lot Size (Sq. Ft.) 25375 | Lot Size (Acres) 0.58 |
| Foundation Poured Concrete,Slab | Cooling Central Air | Heating Forced Air,Natural Gas |
| Inclusions n/a | Restrictions None Known | Reports Floor Plans |

Presenting an unparalleled opportunity to acquire a premium commercial building and expansive lot. Strategically located at the bustling corner of Gershaw Drive & 7 St SW, this property boasts a generous 25,375 square foot lot, perfect for your development aspirations. This versatile property offers multiple opportunities. The strategic positioning in a high-traffic area provides maximum visibility, while the generous lot size offers ample space for various development projects. Another option here is you can lease the building for \$6,000 per month, providing an immediate income stream. The high-traffic location ensures excellent visibility and accessibility, making it ideal for businesses looking to maximize their exposure. Why invest here? Whether you're an ambitious developer or a business owner looking for growth potential, this property is a perfect fit. Don't miss out on this exceptional opportunity!

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