



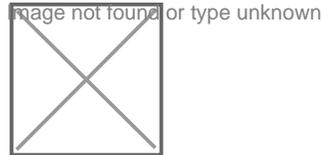
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Regional Contact

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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

Transaction Type For Sale	Title Fee Simple	Days On Market 668
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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