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1721 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine Hat, Alberta

Listing ID: 30534

MLS ID: A2219861

\$2,490,000



△ ADAM ANDREWS

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1721 10 Avenue SW, Medicine Hat , Alberta T1A 7S1

Transaction Type

For Sale

Zoning

Business Industrial Distr

Year Built 1975

Property Sub Type

Industrial

Building Area (Sq. M.)

1426.98

Access to Property

Accessible to Major Traffic Route, Paved

Road

Reports

Building Plans, Environmental Phase 1, Formal Lease, Rent Roll, RPR, Title

Title

Fee Simple

Subdivision

South West Industrial

Structure Type

Industrial

Legal Plan 3420AH

Lot Size (Sq. Ft.)

30927

Inclusions

None

Days On Market

185

Building Type

Free-Standing

Property Type Commercial

Building Area (Sq. Ft.)

15360.00

Lot Size (Acres)

0.71

Restrictions

See Remarks

Prime Industrial Investment Opportunity located in the choice Southwest Industrial Park, adjacent to the Medicine Hat Regional Airport. This well-positioned property features strong frontage along 10th Avenue SW—the park's main access corridor—with excellent connectivity to Highway 3 and the Trans-Canada Highway (Hwy 1). The site is leased to Wolseley Plumbing, a long-standing national tenant operating here since 2003. The current lease runs through September 2027, with built-in escalations in the remaining two years, offering strong lease appeal and stable cash flow. With an effective 7.75% cap rate, high ceilings, and clear span warehouse space, the building layout is well-suited to a wide range of industrial users, ensuring flexibility and long-term release potential.

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