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## 1721 10 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Medicine Hat, Alberta



**Listing ID:**  
30534


**MLS ID:**  
A2219861

**\$2,490,000**



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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 62
<b>Zoning</b> Business Industrial Distr	<b>Subdivision</b> South West Industrial	<b>Building Type</b> Free-Standing
<b>Year Built</b> 1975	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 3420AH	<b>Building Area (Sq. Ft.)</b> 15360.00
<b>Building Area (Sq. M.)</b> 1426.98	<b>Lot Size (Sq. Ft.)</b> 30927	<b>Lot Size (Acres)</b> 0.71
<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road	<b>Inclusions</b> None	<b>Restrictions</b> See Remarks
<b>Reports</b> Building Plans,Environmental Phase 1,Formal Lease,Rent Roll,RPR,Title		

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 re-lease potential.

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