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## 768 25 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
30831


**MLS ID:**  
A2227440

**\$795,000**



 **JULIA LACEY**  
 (403) 594-4242

 ROYAL LEPAGE COMMUNITY REALTY  
 403-528-4222

 768 25 Street SW, Medicine Hat , Alberta T1A 8R9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 3	<b>Zoning</b> I-G
<b>Subdivision</b> South West Industrial	<b>Year Built</b> 1998	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business	<b>Legal Plan</b> 8010570
<b>Building Area (Sq. Ft.)</b> 63808.99	<b>Building Area (Sq. M.)</b> 5928.00	<b>Roof</b> Metal
<b>Cooling</b> Central Air,Partial	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> See Remarks	<b>Reports</b> None	

Located in a prime industrial location, this 5,928 sq ft commercial building offers a strong and stable investment opportunity with a long-standing tenant in place. The property is currently home to Applied Industrial Technologies, who have leased the space since it was first built in 1998—demonstrating exceptional tenant reliability and stability. The lease generates \$4,500/month (\$54,000 annually) in rental income, with the tenant covering all operating costs, including maintenance, property taxes, insurance, and repairs. The current lease is in place until February 2027, providing consistent cash flow and peace of mind for the new owner. The building itself is well-maintained, with a new hot water tank installed in October 2024. The site includes ample outdoor parking, suitable for staff, customers, or equipment. This is a sale of the building only, not the business. Whether you're looking to expand your portfolio or step into a dependable income-producing asset, this property is worth serious consideration.

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