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666 15 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
32588


MLS ID:
A2265341

\$635,000



 **ROD WILSON**
 (403) 548-0156

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

 666 15 Street SW, Medicine Hat , Alberta T1A4W3

Transaction Type For Sale	Days On Market 62	Zoning I-B
Subdivision South West Industrial	Building Type Commercial Mix,Mixed Use,Warehouse	Year Built 1965
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 3420AH	Building Area (Sq. Ft.) 4954.00	Building Area (Sq. M.) 460.24
Lot Size (Sq. Ft.) 29877	Lot Size (Acres) 0.69	Construction Type Concrete
Roof Flat,Tar/Gravel	Foundation Poured Concrete	Heating Forced Air
Commercial Amenities See Remarks	Access to Property Direct Access	Inclusions Call Listed
Restrictions None Known	Reports Floor Plans	

Exceptional opportunity to purchase a well-maintained commercial property in Medicine Hat. Situated on multiple city lots, this 4,954 sq ft building offers a functional mix of office, storage, and warehouse space to suit a variety of business needs. The office area features 8' ceilings and includes a reception area, private office, staff room, and two washrooms. The shop and warehouse area provides 12' wall height with four 8'x9' overhead doors and two 8'x8' overhead doors for convenient access. The property is serviced with 200-amp power and offers ample exterior space for parking or yard use. Ideal for trades, service, or light industrial operations—ready for immediate ownership and use in a prime Medicine Hat location. Property will be vacated before possession date.

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