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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



<sup>△</sup> ROD WILSON

**2** (403) 548-0156

■ ROYAL LEPAGE COMMUNITY REALTY

**403-528-4222** 

666 15 Street SW, Medicine Hat , Alberta T1A4W3

**Transaction Type** 

For Sale

Zoning

I-B

1965

Subdivision

South West Industrial

**Building Type** 

Commercial Mix, Mixed Use, Warehouse

Year Built

Structure Type Industrial

**Property Type** 

Commercial

**Property Sub Type** 

Legal Plan 3420AH

Building Area (Sq. Ft.)

4954.00

Building Area (Sq. M.)

460.24

Industrial

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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