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774 16 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta

Listing ID:
32664

MLS ID:
A2266567

\$550,000



 **JUSTIN TAUPERT**
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 **EXP REALTY**
 403-262-7653

 774 16 Street SW, Medicine Hat , Alberta T1A4X2

Transaction Type

For Sale

Zoning

I-B

Subdivision

South West Industrial

Year Built

1972

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Business

Legal Plan

3420AH

Building Area (Sq. Ft.)

2900.00

Building Area (Sq. M.)

269.42

Inclusions

N/A

Restrictions

None Known

Reports

None

Discover an exceptional opportunity in the SW Industrial Area! This versatile 2,900 sq. ft. commercial building offers a well-balanced layout with storefront, office space, and shop area—perfect for a wide range of business uses. The shop features an overhead door, providing easy access for deliveries, equipment, or light manufacturing operations. Situated on a massive 200' x 125' corner lot, the property boasts ample parking and vehicle access, along with a secure fenced yard ideal for storage, fleet parking, or outdoor work areas. The corner exposure enhances visibility and convenience, while the surrounding area benefits from strong traffic flow and easy access to major routes. Whether you're expanding your business, seeking a high-visibility location, or investing in a flexible industrial space, this property delivers space, functionality, and location in one unbeatable package.

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