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AGRICULTURE, ANIMAL GROOMING, AUTO BODY, AUTO PARTS, AUTO REPAIR, SPECIALTY, AUTO SERVICE, CHILD CARE, COMMERCIAL, CONSTRUCTION/CONTRACTOR, ELECTRONICS, FURNITURE, HARDWARE, LANDSCAPING, MANUFACTURING, MIXED, PRINTING, WAREHOUSE, WHOLESALE SALE

Businesses and Franchises for Sale > Business for Sale

Location Medicine Hat, Alberta **Listing ID:** 33118 **MLS ID:** A2243777 **\$595,000**



 **TIM SEITZ**
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 602 13 Street SE, Medicine Hat , Alberta T1A 1X3

Transaction Type For Sale	Days On Market 209	Business Type Agriculture,Animal Grooming,Auto Body,Auto Parts,Auto Repair-Specialty,Auto Service,Child Care,Commercial,Construction/Contractor,Electronics,Furniture,Hardware,Industrial,Landscaping,Manufacturing,Mixed,Printing,Warehouse,Wholesale
Zoning MU	Subdivision River Flats	Building Type Low Rise (2-4 stories),Manufacturing,Mixed Use,Warehouse
Year Built 1979	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 8610124	Building Area (Sq. Ft.) 14318.00
Building Area (Sq. M.) 1330.17	Lot Size (Sq. Ft.) 12665	Lot Size (Acres) 0.29
Construction Type Brick,Concrete	Roof Membrane,Tar/Gravel	Foundation Poured Concrete
Cooling Central Air,Partial	Heating Make-up Air,Overhead Heater(s),Floor Furnace,Forced Air,Natural Gas	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Public
Inclusions N/A	Restrictions None Known	Reports Floor Plans

Exceptional industrial property located close to the heart of the city. Solid property with a magnitude of uses. Located just off of major trucking routes. Three separate rental units if desired and lots of opportunity for a great return. This property is also available to lease in three separate groups.

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