



GRASSROOTS

REALTY GROUP

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**666 15 Street SW
Medicine Hat, Alberta**

MLS # A2265341



\$615,000

Division: South West Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,954 sq.ft.

Zoning: I-B

Heating: Forced Air

Floors: -

Roof: Flat, Tar/Gravel

Exterior: Concrete

Water: -

Sewer: -

Inclusions: Call Listed

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.69 Acre

Lot Feat: -

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.