



**GRASSROOTS**  
REALTY GROUP

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204, 4979 Southlands Drive SE  
Medicine Hat, Alberta

MLS # A2298899



**\$418,605**

**Division:** Southland

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Southlands Common

**Bus. Name:** -

**Size:** 1,419 sq.ft.

**Zoning:** C-N

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Last brand new commercial bay in Southlands Common - a 2.59 acre site of professional commercial development with high traffic counts situated in the South of the City of Medicine Hat at the corner of Southlands Drive and South Boundary Rd. This end cap unit is comprised of a total of 1419 square feet and offers parking both in front and rear of the building. This is a great opportunity for those looking to own their own professional space in a busy area of the city.