



**1108, 1109 & 1144 7 Street SW
Medicine Hat, Alberta**

MLS # A2300735

\$1,450,000



Division: South West Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 6.36 Acres

Sewer: -

Lot Feat: -

Inclusions: none

Discover nearly 6.4 acres across three parcels in a highly desirable location, just minutes from the hospital and with quick access to the Trans-Canada Highway. This unique offering includes a 5,000 sq. ft. steel-frame building on 2.6 acres (1108 7 Street SW), an additional fenced 2.03-acre parcel (1144 7 Street SW), and 1.73 acres directly across the street (1109 7 Street SW). This property was previously home to a greenhouse operation, but all greenhouses have been removed creating a clean slate to redevelopment or future expansion. Ideal for investors, developers, or owner-users seeking flexibility and long-term potential. Don't let your vision fade - Sellers are receptive to proposals