



GRASSROOTS
REALTY GROUP

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568 Rutherford Street NW
Medicine Hat, Alberta

MLS # A2323900



\$730,000

Division:	Northwest Crescent Heights
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,200 sq.ft.
Zoning:	210-Commercial Improved

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat	Utilities:	-
Exterior:	Brick, Other	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Back Lane, City Lot, Paved, Street Lighting, Subdivided
Inclusions:	N/A		

A great opportunity to own your own Commercial space with Great visibility on busy 12th St NW. There are two bays. Each bay consists of 2100 square feet. Unit "A" is currently leased to a long term tenant and Unit "B" is a prime end unit with a recent lease renewal & long term tenant as well. Plenty of customer parking out front and employee parking in the rear. Both units have 9' rear overhead doors for ease of receiving larger orders. Call for more details or to book your private showing.