



GRASSROOTS
REALTY GROUP

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734 23 Street SW
Medicine Hat, Alberta

MLS # A2328091



\$799,900

Division: South West Industrial

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,800 sq.ft.

Zoning: I-LM

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Secure a quality investment with this 6,800 sq. ft. industrial property featuring a strong, established tenant already in place. Designed for efficiency and functionality, the building offers both grade-level and dock-height loading, making it ideal for a wide range of warehouse and distribution operations. The interior includes an expansive warehouse with excellent storage and workspace, complemented by a private office, welcoming reception area, and a convenient staff lunchroom. The practical layout maximizes usable warehouse space while providing comfortable administrative and employee amenities. Whether you're expanding your investment portfolio or seeking a stable, income-producing industrial asset, this well-maintained property offers reliable cash flow and long-term appeal in a sought-after industrial location.