



GRASSROOTS
REALTY GROUP

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645 Spencer Street SE
Medicine Hat, Alberta

MLS # A2328426



\$199,000

Division: River Flats

Type: Mixed Use

Bus. Type: Printing

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,922 sq.ft.

Zoning: Urban Villages and Corrid

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See equipment List

Turn-key sign business for sale with an established client base and strong community presence. A great opportunity for an owner-operator, entrepreneur, or an existing company looking to expand. Sale includes equipment, vehicles, inventory, and customer list, providing a solid foundation to step into a proven operation. Flexible options available: assume the existing lease and continue operations in the current location, or purchase the business and relocate to your preferred space (subject to lease terms and approvals). Confidential listing—please do not approach the business or staff directly. Contact your REALTOR® today for details and to discuss next steps.