



GRASSROOTS
REALTY GROUP

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841 14 Street SW
Medicine Hat, Alberta

MLS # A2345374



\$585,000

Division: South West Industrial

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,582 sq.ft.

Zoning: I-LM

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.21 Acre

Sewer: -

Lot Feat: -

Inclusions: none

Prime SW Light Industrial Location - Updated Exterior and Ready For Your Vision! Excellent opportunity to own an open warehouse/retail building in Medicine Hat's desirable SW Light Industrial Area. Conveniently located with easy access and excellent visibility to Gershaw Drive and Highway 3, this property offers a functional setting for a variety of commercial uses. The building's windows, exterior doors and exterior have been updated and modernized, providing a fresh, contemporary appearance and improved curb appeal. Inside, the open layout provides a versatile blank canvas, ready to be built out and customized to suit your specific business needs. Natural light fills the space through the front windows, creating a bright and welcoming environment. Whether you're looking for warehouse, retail, showroom, service or a combination of uses, this property offers flexibility, accessibility and a great opportunity to create a space tailored to your operation. Bring your ideas and make this space your own!