



GRASSROOTS
REALTY GROUP

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**1944 11 Avenue NW
Medicine Hat, Alberta**

MLS # A2348122



\$485,000

Division: Brier Park Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,336 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Air Compressor, Washer, Dryer, Garage Door Opener with 1 remote, Sea Can, Host, Crane/Controls, Wood Work Bench (w/ green top), Large Metal Desk in Bay 2.

A great opportunity to own a versatile commercial property in Medicine Hat's established Brier Industrial Park. Offering close to 3,400 sq. ft. of usable space, the building features nearly 500 sq. ft. of office space with a dedicated meeting/boardroom, over 1,800 sq. ft. of shop space, and almost 500 sq. ft. of mezzanine storage. The shop includes two overhead doors and is currently separated into two bays by a non-structural false wall, which can be removed to create one large open shop area if desired. A overhead crane/hoist and two-post vehicle lift also included. Outside, there is usable yard space on both sides of the building, plus a large rear yard providing plenty of room for equipment, vehicles, materials or additional storage. Conveniently located in Brier Industrial Park with easy access to Highway 1 and Medicine Hat's major transportation routes, this property offers a practical setup for contractors, trades, service businesses, equipment-related operations and many other commercial uses. A functional property with excellent indoor and outdoor space, ready to adapt to your business needs.