



**GRASSROOTS**  
REALTY GROUP

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**557 18 Street SW  
Medicine Hat, Alberta**

**MLS # A2229439**



**\$1,950 per month**

**Division:** South West Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,774 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.30 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Strategically located in Medicine Hat's established Southwest Industrial district, 557 18 Street SW offers an excellent opportunity for light industrial and manufacturing operations. This versatile property features 1,774 square feet of functional main floor space, complemented by a 742-square-foot mezzanine, for a total of 2,516 square feet—ideally configured for a combination of shop, warehouse, and administrative uses. With direct access to both Highway AB-1 (Trans-Canada) and AB-3 (Crowsnest), the location supports efficient logistics and seamless connectivity throughout the city and surrounding trade areas. Offered at \$1,950+GST/month, plus \$490+GST/month in operating costs (including proportionate taxes and insurance) plus utilities (averaging \$425/month), this property delivers a compelling blend of affordability, accessibility, and operational efficiency—making it an ideal choice for businesses seeking a cost-effective and strategically positioned industrial footprint. Available July 1, 2025. It is herein disclosed that the listing agent is also the landlord of the property.