



**GRASSROOTS**  
REALTY GROUP

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**846 16 Street SW  
Medicine Hat, Alberta**

**MLS # A2238334**



**\$7 per sq.ft.**

**Division:** South West Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,500 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Industrial space for lease at 846 16 Street SW, Medicine Hat, in the SW Industrial area. This 4,500 sq ft unit features two large bay doors, three office spaces, two washrooms, and a furnace room. Ideally located just off the Trans-Canada Highway, offering excellent accessibility. Perfect for showroom, office, or warehouse use. This is an escalating gross lease. \*Tenant responsible for 1/2 of overage Property Taxes and Insurance from base year 2025 (or lease commenced) plus utilities.\*