



602 13 Street SE
Medicine Hat, Alberta

MLS # A2243777

\$595,000



Division: River Flats

Type: Industrial

Bus. Type: Agriculture, Animal Grooming, Auto Body, Auto Parts, Auto Repair-Specialty, Auto

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 14,318 sq.ft.

Zoning: MU

Heating: Make-up Air, Overhead Heater(s), Floor Furnace, Forced Air, Natural **Addl. Cost:** -

Floors: - **Based on Year:** -

Roof: Membrane, Tar/Gravel **Utilities:** Natural Gas Paid, Electricity Connected, Natural Gas Con

Exterior: Brick, Concrete **Parking:** -

Water: Drinking Water, Public **Lot Size:** 0.29 Acre

Sewer: Public Sewer **Lot Feat:** -

Inclusions: N/A

Exceptional industrial property located close to the heart of the city. Solid property with a magnitude of uses. Located just off of major trucking routes. Three separate rental units if desired and lots of opportunity for a great return. This property is also available to lease in three separate groups.