



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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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 Gas	Add. 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.