



**GRASSROOTS**  
REALTY GROUP

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**821 17 Street SW  
Medicine Hat, Alberta**

**MLS # A2246680**

**\$1,950,000**



**Division:** South West Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,800 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Call Lister

Great land and building, located in the heart of the light industrial area of Medicine Hat. Building features 2400 SQ ft office and kitchen space, Large mezzanine which also 2400 sqft. Located on a 250x130 foot lot. Paved parking, fenced lot. Available after Sept 1 st 2025.