



GRASSROOTS
REALTY GROUP

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**544 Rutherford Street NW
Medicine Hat, Alberta**

MLS # A2248969



\$99,900

Division: Northwest Crescent Heights

Type: Business

Bus. Type: Convenience Store

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: New Heights Convenience Store

Size: 3,248 sq.ft.

Zoning: C-N

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: All fixtures, shelving, countertops, cabinets, display stands, security cameras monitored by Capital Security, and inventory.

Opportunity Knocks! New Heights Convenience Store is now available in a prime, high-traffic location in North West Crescent Heights, Medicine Hat. This spacious 3,248 sq. ft. bay offers plenty of room for retail, inventory, storage, and includes a bathroom and office space. At the rear, a large warehouse expands the possibilities with high ceilings, an overhead door, and a mezzanine for added functionality. The current lease is transferable or the option to renegotiate subject to landlord approval. With excellent exposure and versatile space, this is the perfect opportunity for an entrepreneur ready to make their mark.