



GRASSROOTS
REALTY GROUP

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**620 Spencer Street SE
Medicine Hat, Alberta**

MLS # A2261147



\$99,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	0 sq.ft.	Age:	1946 (80 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	None	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	See Remarks	Zoning:	MU
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Lot opportunity in a great location! 620 Spencer Street SE is being offered as a LOT ONLY sale. The existing structure is not habitable and will require demolition (no access, therefore, no measurements.), but the heavy lifting of asbestos abatement has already been completed, giving buyers a clear path to redevelopment. Zoned MU (Mixed Use), this property provides a range of potential options for future use, whether residential, commercial, or a blend of both. This is a unique opportunity to create your own vision on a versatile site.