



**774 16 Street SW  
Medicine Hat, Alberta**

**MLS # A2266567**

**\$550,000**

**Division:** South West Industrial

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,900 sq.ft.

**Zoning:** I-B



**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover an exceptional opportunity in the SW Industrial Area! This versatile 2,900 sq. ft. commercial building offers a well-balanced layout with storefront, office space, and shop area—perfect for a wide range of business uses. The shop features an overhead door, providing easy access for deliveries, equipment, or light manufacturing operations. Situated on a massive 200' x 125' corner lot, the property boasts ample parking and vehicle access, along with a secure fenced yard ideal for storage, fleet parking, or outdoor work areas. The corner exposure enhances visibility and convenience, while the surrounding area benefits from strong traffic flow and easy access to major routes. Whether you're expanding your business, seeking a high-visibility location, or investing in a flexible industrial space, this property delivers space, functionality, and location in one unbeatable package.