



**674 17 Street SW
Medicine Hat, Alberta**

MLS # A2267632



\$629,000

Division: South West Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,250 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

Prime Commercial Building – Versatile Space with Exceptional Functionality. Opportunity awaits with this well-maintained 3,250 sq. ft. commercial building offering a solid cinder block construction and a layout ideal for a variety of business operations. This property has been cared for with pride and it shows—clean, functional, and move-in ready. Step into the front reception area, where new windows provide natural light and a welcoming first impression. The main shop features three 14-foot overhead doors, durable concrete floors with a floor drain, and a large shop space measuring 39' x 59'11" – perfect for mechanics, fabrication, trades, storage or light industrial use. A second shop area with an overhead door (18'6" x 31'5") provides additional workspace or customization options. Two storage rooms add valuable utility and organization. The upper mezzanine includes a comfortable office area and coffee room, enhanced by newly installed windows for added brightness and comfort—an ideal spot for administration or staff breaks. Key Features: 3,250 sq. ft. cinder block construction, three 14' overhead doors plus a 4th overhead door, Concrete floors with built-in floor drain, Large shop: 39' x 59'11" + smaller shop: 18'6" x 31'5", Two storage rooms + mezzanine office and coffee room, 3-phase power (upgraded in 2013/2014), Furnace/2 overhead heat units + hot water tank, Front reception and mezzanine coffee room windows replaced, Tar-and-gravel roof approx. 15 years old (recently inspected and repaired by Plato's Roofing) The property offers plenty of flexibility for future owners—ideal for trades, service-based businesses, storage, manufacturing, or investment purposes. The current business and equipment may also be available for purchase in addition to the building—please

inquire for more details. This building is solid, turn-key, and full of potential—opportunities like this don't come up often.