



**GRASSROOTS**  
REALTY GROUP

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**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&mdash;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" &mdash;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&mdash;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&mdash;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&mdash;please

inquire for more details. This building is solid, turn-key, and full of potential&mdash;opportunities like this don&rsquo;t come up often.