



**GRASSROOTS**  
REALTY GROUP

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**849 16 Street SW  
Medicine Hat, Alberta**

**MLS # A2269502**



**\$299,900**

**Division:** South West Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,661 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Overhead Door Opener

**HIGH VISIBILITY LOCATION !** This 2610 sq ft Commercial Bay in Medicine Hat's vibrant Light Industrial district has potential for a variety of uses. There is a spacious entry / reception area , office space , staff area , 2 washrooms , and a storage room in the front portion. The back area is a 28 x 56 ft workshop with mezzanine storage and a newer overhead door. Previously leased to a property management company ; prior to that it was operated as a household aluminum manufacturing and retail outlet. Why pay rent when you can own !