



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 !