



**97 South West Drive SW
Medicine Hat, Alberta**

MLS # A2274604



\$779,000

Division: South West Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,459 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

You can find a solid investment opportunity in this well-maintained mixed-use commercial building, ideally located in the South West Industrial area. Offering three independent units, this property is designed for functionality, flexibility, and easy management—perfect for an owner-operator, investor, or business seeking reliable rental income. Each unit is fully self-contained, featuring: Private entrance, Oversized overhead door, Individual heater and hot water tank, 2-piece bathroom, Separate utilities, fenced yard space. This setup ensures complete independence for tenants, minimizes shared costs, and enhances long-term rental stability. The property has been thoughtfully maintained, showing strong rental performance and offering the versatility needed to accommodate a wide range of commercial, industrial, and service-based operations. Whether you're expanding your portfolio or seeking a functional space to support your business growth, this building offers a practical opportunity. With its durable construction, excellent layout, and sought-after location, this commercial asset works as hard as you do. Don't miss your chance to secure a dependable, income-producing property with room for future potential.