



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**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.