



**645 Spencer Street SE
Medicine Hat, Alberta**

MLS # A2279534



\$260,000

Division: River Flats

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,922 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See equipment list

Turn-Key Sign Business Available for Sale! Here's your chance to take over a successful, long-running sign company with an established clientele and strong community presence. This opportunity includes the assumption of the existing lease, along with the equipment, vehicles, inventory, and customer list—providing a solid foundation for an owner-operator or entrepreneur looking to step into a proven operation. Whether you're expanding an existing business or starting fresh with a recognizable local brand, this is a rare opportunity in a high-demand industry. Confidential listing—please do not approach the business or staff directly. Call your REALTOR® today to discuss your business goals and next steps.