



GRASSROOTS
REALTY GROUP

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

MLS # A2297010



\$99,900

Division:	River Flats		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1946 (80 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	None	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Versatile redevelopment opportunity in SE Medicine Hat! 620 Spencer Street SE offers a flexible site with MU (Mixed Use) zoning, presenting a wide range of possibilities for investors, developers, or entrepreneurs. The existing structure requires a substantial renovation, making this an ideal project for those looking to reimagine and add value through improvement or redevelopment. The heavy lifting of asbestos abatement has already been completed, giving buyers a clear path to redevelopment. With Mixed Use zoning, the property allows for a variety of permitted uses under the City of Medicine Hat Land Use Bylaw, including residential dwellings, home based businesses, professional or medical offices, retail or service based businesses, Day care facilities, studios, and other compatible commercial or mixed residential commercial developments. This flexibility creates an excellent opportunity to tailor the property to your specific vision—whether that be a live/work space, revenue generating investment, or a customized business location. A unique opportunity to unlock the full potential of a property with endless possibilities (see Ai generated photo's for different visions)