



**GRASSROOTS**  
REALTY GROUP

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**1229 South Railway Street SE  
Medicine Hat, Alberta**

**MLS # A2297561**



**\$350,000**

**Division:** River Flats

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 640 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.42 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 1 40ft Seacan, Shed, Bar Fridge, Microwave, Cabinets in Offices, Window Coverings, Central Air Conditoner, Desks (negotiable) Cube Van Box (negotiable)

Prime commercial opportunity on a high-traffic roadway! Situated on an approx. 18,000+ sq ft lot, this property offers excellent visibility and exposure for your business. The 640 sq ft building features two office spaces, a kitchen area, bathroom, and utility room. Bright and inviting, the space is filled with natural light and offers endless potential for a variety of uses. Available for sale or lease&mdash;an ideal opportunity to establish or grow your business in a high-profile location!