



**1108, 1109 & 1144 7 Street SW  
Medicine Hat, Alberta**

**MLS # A2300735**

**\$1,450,000**



**Division:** South West Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** MU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 6.36 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Discover nearly 6.4 acres across three parcels in a highly desirable location, just minutes from the hospital and with quick access to the Trans-Canada Highway. This unique offering includes a 5,000 sq. ft. steel-frame building on 2.6 acres (1108 7 Street SW), an additional fenced 2.03-acre parcel (1144 7 Street SW), and 1.73 acres directly across the street (1109 7 Street SW). This property was previously home to a greenhouse operation, but all greenhouses have been removed creating a clean slate to redevelopment or future expansion. Ideal for investors, developers, or owner-users seeking flexibility and long-term potential. Don't let your vision fade - Sellers are receptive to proposals