



GRASSROOTS
REALTY GROUP

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**4, 809 Bullivant Crescent SW
Medicine Hat, Alberta**

MLS # A2302558



\$235,000

Division: SW Hill

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 661 sq.ft.

Zoning: MU

Heating: Forced Air, Natural Gas

Floors: -

Roof: Cedar Shake

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Welcome to #4 – 809 Bullivant Crescent SW, a well-maintained commercial space located in a highly desirable and established professional building. Surrounded by medical and consulting businesses, this unit offers an excellent opportunity for a wide range of professional uses. Currently operating as Badlands Medical, it features a welcoming front reception area with a comfortable waiting space, 3 private patient/exam rooms, a convenient kitchen/lunchroom, and a 2-piece bathroom. The space allows for an easy transition for medical, wellness, or professional office users. Positioned on a prominent corner with excellent visibility and ample on-site parking, this location ensures convenience for both clients and staff. Zoned MU (Mixed Use), the property provides flexibility for various business types, making it a smart investment opportunity. All office equipment, medical office furniture, and cabinetry are negotiable and may be included subject to the agreed-upon purchase price. Property is a condo-style unit with no monthly condo fees. The owner is responsible for 18% of all repairs and maintenance costs for the entire commercial property, representing their proportionate share. This space is also available for lease at \$2,000/month(MLS A2302564), offering flexibility for those looking to establish or expand their business without purchasing. A turnkey space in a strong location!