



GRASSROOTS
REALTY GROUP

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**662 16 Street SW
Medicine Hat, Alberta**

MLS # A2127332



\$969,900

Division: South West Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,000 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Explore endless possibilities with this 8,000-square-foot industrial building in a prime location! Step into the main building, where there is a spacious retail/showroom area, complete with a front desk, private office spaces, a meeting/coffee room, and two bathrooms. There is a large mezzanine, ideal for inventory management or additional storage needs. The bay section of the building features two 12x12 overhead doors and two 18x16 overhead doors, arranged tandem-style. Additionally, find another bathroom and a dedicated technical area to accommodate diverse business requirements. Outside, a generously sized paved parking lot ensures ample space for staff and clientele. Situated in the bustling southwest industrial area, this property has high visibility for drive-by traffic, enhancing its appeal to businesses seeking prime exposure and convenience. Don't miss out on this amazing opportunity!