



GRASSROOTS
REALTY GROUP

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**710 Gershaw Drive SW
Medicine Hat, Alberta**

MLS # A2148389



\$899,000

Division: SW Hill
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 2,650 sq.ft.
Zoning: MU

Heating: Forced Air, Natural Gas
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: n/a

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.58 Acre
Lot Feat: -

Presenting an unparalleled opportunity to acquire a premium commercial building and expansive lot. Strategically located at the bustling corner of Gershaw Drive & 7 St SW, this property boasts a generous 25,375 square foot lot, perfect for your development aspirations. This versatile property offers multiple opportunities. The strategic positioning in a high-traffic area provides maximum visibility, while the generous lot size offers ample space for various development projects. Another option here is you can lease the building for \$6,000 per month, providing an immediate income stream. The high-traffic location ensures excellent visibility and accessibility, making it ideal for businesses looking to maximize their exposure. Why invest here? Whether you're an ambitious developer or a business owner looking for growth potential, this property is a perfect fit. Don't miss out on this exceptional opportunity!