



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

MLS # A2170413



\$499,000

Division: SW Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,630 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime investment opportunity! This retail building, previously home to a convenience store, is set on a large lot in a highly visible, high-traffic location, making it ideal for various retail businesses. The property features a versatile showroom with a sales counter, ample storage space, and flexible C-H zoning. Potential uses include gas station, financial institution, health care offices, professional offices, restaurant with drive-thru services, and other retail or consumer services. Perfect for entrepreneurs and developers seeking a promising site for future growth.