



GRASSROOTS
REALTY GROUP

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**552 18 Street SW
Medicine Hat, Alberta**

MLS # A2187243



\$1,395,000

Division: South West Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,796 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Contact Listing Agent

Price Reduced! Outstanding opportunity in Medicine Hat's southwest industrial corridor, positioned at the junction of Highway 1 and Highway 3. This property offers excellent exposure and flexibility for a wide range of uses. The building provides great existing income and the opportunity to operate as an owner-user with tenant revenues helping to offset costs. In addition, purchasers have the option to acquire the established brewery operations in conjunction with the property (see MLS A2239730). A rare chance to secure a versatile asset in a high-profile location with multiple paths for value.