

**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!