

780-228-224 donna@donnawilson.ca

552 18 Street SW Medicine Hat, Alberta

MLS # A2187243



\$1,395,000

Mixed Use

South West Industrial

Division:

Type:

Bus. Type:

Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 13,796 sq.ft.

Zoning: I-B

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

Inclusions: Contact Listing Agent

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

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.