

# \$399,900 - 561 18 Street Sw, Medicine Hat

MLS® #A2212905

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South West Industrial, Medicine Hat, Alberta

Great opportunity to establish your business or expand your investment portfolio. This 4,160 sq ft commercial property is divided into two equal bays, each offering versatile and functional space. Both units include approximately 1,000 sq ft of heated shop space with 18' ceilings and a 14' overhead door, an 800 sq ft mezzanine, office area, and a bathroom (south bay offers 2). Use one side for your own operations and lease out the other, or maintain the current tenants for steady revenue. A flexible property with solid potential either way.

Built in 1979

## Essential Information

MLS® #	A2212905
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	561 18 Street Sw
Subdivision	South West Industrial
City	Medicine Hat
County	Medicine Hat



Province	Alberta
Postal Code	T1A8C4

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	15
Zoning	I-B

### **Listing Details**

Listing Office	EXP REALTY
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