# \$595,000 - 602 13 Street Se, Medicine Hat

MLS® #A2243777

### \$595,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.29 Acres

River Flats, Medicine Hat, Alberta

Exceptional industrial property located close to the heart of the city. Solid property with a magnitude of uses. Located just off of major trucking routes. Three separate rental units if desired and lots of opportunity for a great return. This property is also available to lease in three separate groups.



#### **Essential Information**

MLS® # A2243777
Price \$595,000

Bathrooms 0.00 Acres 0.29 Year Built 1979

Type Commercial
Sub-Type Industrial
Status Active

## **Community Information**

Address 602 13 Street Se

Subdivision River Flats
City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 1X3

#### **Amenities**

Utilities Natural Gas Paid, Garbage Collection, High Speed Internet Available,







Phone Connected, Electricity Connected, Heating Paid For, Natural Gas Connected, Phone Paid For, Sewer Connected, Underground Utilities,

Water Connected

Parking Spaces 10

Interior

Heating Forced Air, Natural Gas, Floor Furnace, Make-up Air, Overhead

Heater(s)

Cooling Central Air, Partial

**Exterior** 

Roof Tar/Gravel, Membrane

Construction Brick, Concrete
Foundation Poured Concrete

**Additional Information** 

Date Listed August 18th, 2025

Days on Market 68

Zoning MU

**Listing Details** 

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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