

780-832-5880 cord@gpremax.com

1108 7 Street SW Medicine Hat, Alberta

MLS # A2219139

	\$1,/	11,045
1144 7 th Street SW 1108 7 th Street SW	Division:	South West Industrial
	Туре:	Mixed Use
7 ST 600	Bus. Type:	-
Parlage Contraction	Sale/Lease:	For Sale
	Bldg. Name:	-
1109 7 ^m Street SW	Bus. Name:	-
	Size:	5,000 sq.ft.
	Zoning:	MU
Heating:		Addl. Cost: -
Floors: -		Based on Year: -

	I LOW THE . PERSON		1108 7 th Street SW			
	1	-		Туре:	Mixed Use	
	1-	7 87 500	ILEREPECT	Bus. Type:	-	
1	9.51.55	Sec. 2	A STATE OF COL	Sale/Lease:	For Sale	
			State State	Bldg. Name:	-	
			1109 7 th Street SW	Bus. Name:	-	
Nº 4		1.100	A REALES	Size:	5,000 sq.ft.	
Park Star	and the second s			Zoning:	MU	
Heating:	-				Addl. Cost:	-
Floors:	-				Based on Year:	-
Roof:	-				Utilities:	-
Exterior:	-				Parking:	-
Water:	-				Lot Size:	6.36 Acres
Sewer:	-				Lot Feat:	-
Inclusions:	N/A					

Discover nearly 6.4 acres across three parcels in a desirable location. This offering includes a 5,000 sq ft steel-frame building on 2.6 acres (1108 7 Street SW), an additional fenced 2.03 acres (1144 7 Street SW), and 1.73 acres directly across the street (1109 7 Street SW). The greenhouse will be removed and is not included in the sale, providing a clean slate for development or expansion. An ideal opportunity for investors, developers, or business owners looking for space, flexibility, and potential.