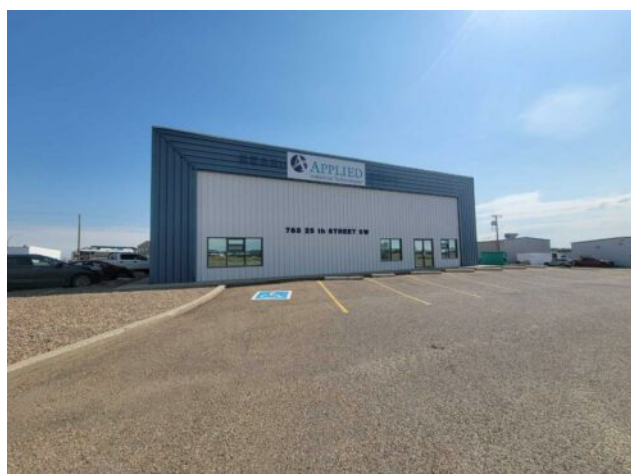


**768 25 Street SW
Medicine Hat, Alberta**

MLS # A2227440



\$795,000

Division: South West Industrial

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 63,809 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Located in a prime industrial location, this 5,928 sq ft commercial building offers a strong and stable investment opportunity with a long-standing tenant in place. The property is currently home to Applied Industrial Technologies, who have leased the space since it was first built in 1998—demonstrating exceptional tenant reliability and stability. The lease generates \$4,500/month (\$54,000 annually) in rental income, with the tenant covering all operating costs, including maintenance, property taxes, insurance, and repairs. The current lease is in place until February 2027, providing consistent cash flow and peace of mind for the new owner. The building itself is well-maintained, with a new hot water tank installed in October 2024. The site includes ample outdoor parking, suitable for staff, customers, or equipment. This is a sale of the building only, not the business. Whether you're looking to expand your portfolio or step into a dependable income-producing asset, this property is worth serious consideration.