



602 13 Street SE  
Medicine Hat, Alberta

MLS # A2243777

**\$595,000**



**Division:** River Flats

**Type:** Industrial

**Bus. Type:** Agriculture,Animal Grooming,Auto Body,Auto Parts,Auto Repair-Specialty,Aut

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,318 sq.ft.

**Zoning:** MU

**Heating:** Make-up Air, Overhead Heater(s), Floor Furnace, Forced Air, Natural **Addl. Cost:** -

**Floors:** - **Based on Year:** -

**Roof:** Membrane, Tar/Gravel **Utilities:** Natural Gas Paid, Electricity Connected, Natural Gas Con

**Exterior:** Brick, Concrete **Parking:** -

**Water:** Drinking Water, Public **Lot Size:** 0.29 Acre

**Sewer:** Public Sewer **Lot Feat:** -

**Inclusions:** N/A

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.