

**1108 7 Street SW
Medicine Hat, Alberta**

MLS # A2259637

\$1,711,045



Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: none

Division: South West Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,000 sq.ft.

Zoning: MU

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 6.36 Acres

Lot Feat: -

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.