



645 Spencer Street SE  
Medicine Hat, Alberta

MLS # A2279534

**\$270,000**



**Division:** River Flats

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,922 sq.ft.

**Zoning:** MU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See equipment list

Turn-Key Sign Business Available for Sale! Here's your chance to take over a successful, long-running sign company with an established clientele and strong community presence. This opportunity includes the assumption of the existing lease, along with the equipment, vehicles, inventory, and customer list—providing a solid foundation for an owner-operator or entrepreneur looking to step into a proven operation. Whether you're expanding an existing business or starting fresh with a recognizable local brand, this is a rare opportunity in a high-demand industry. Confidential listing—please do not approach the business or staff directly. Call your REALTOR(R) today to discuss your business goals and next steps.