



710 Gershaw Drive SW
Medicine Hat, Alberta

MLS # A2148389

\$899,000



Division: SW Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,650 sq.ft.

Zoning: MU

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.58 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Presenting an unparalleled opportunity to acquire a premium commercial building and expansive lot. Strategically located at the bustling corner of Gershaw Drive & 7 St SW, this property boasts a generous 25,375 square foot lot, perfect for your development aspirations. This versatile property offers multiple opportunities. The strategic positioning in a high-traffic area provides maximum visibility, while the generous lot size offers ample space for various development projects. Another option here is you can lease the building for \$6,000 per month, providing an immediate income stream. The high-traffic location ensures excellent visibility and accessibility, making it ideal for businesses looking to maximize their exposure. Why invest here? Whether you're an ambitious developer or a business owner looking for growth potential, this property is a perfect fit. Don't miss out on this exceptional opportunity!