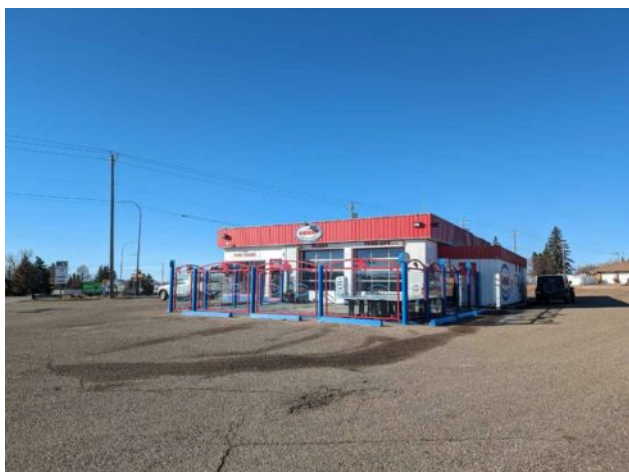


**710 Gershaw Drive SW
Medicine Hat, Alberta**

MLS # A2148416



\$7,000 per month

Division: SW Hill

Type: Mixed Use

Bus. Type: Restaurant

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: The Garage Pub

Size: 2,650 sq.ft.

Zoning: MU

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Presenting an excellent opportunity to lease a 2,650 Sqft building strategically situated on the busy corner of Gershaw Drive & 7 St SW. Located on the SW Hill, this property offers a prime location for businesses looking to establish themselves in a high-traffic area. This building currently features a spacious patio, an expansive dining area, a comfortable sit-up bar, an open kitchen, and well-maintained washrooms. It can accommodate up to 114 patrons indoors and 42 on the patio, providing ample space for a thriving business. Additionally, there is a generous 25,375 square foot lot open for negotiation, perfect for your development aspirations. This versatile space can be tailored to suit a variety of business needs, making it an ideal choice for entrepreneurs seeking a prime location to start or expand their business. If you have been looking for a prime location building to start your business, this is the one! Lease a turn key business, building and land!!