

\$899,000 - 710 Gershaw Drive Sw, Medicine Hat

MLS® #A2148389

\$899,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.58 Acres

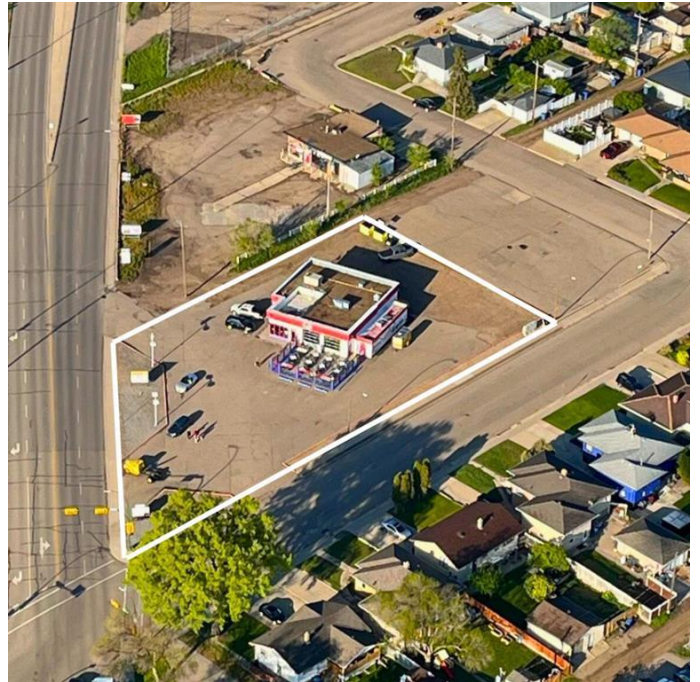
SW Hill, Medicine Hat, Alberta

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!

Built in 1956

Essential Information

MLS® #	A2148389
Price	\$899,000
Bathrooms	0.00
Acres	0.58
Year Built	1956
Type	Commercial



Sub-Type	Mixed Use
Status	Active

Community Information

Address	710 Gershaw Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 5C8

Interior

Heating	Natural Gas, Forced Air
Cooling	Central Air

Exterior

Foundation	Poured Concrete, Slab
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Additional Information

Date Listed	July 8th, 2024
Days on Market	342
Zoning	MU

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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