

# \$499,000 - 740 Gershaw Drive Sw, Medicine Hat

MLS® #A2170413

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SW Hill, Medicine Hat, Alberta

Prime investment opportunity! This retail building, previously home to a convenience store, is set on a large lot in a highly visible, high-traffic location, making it ideal for various retail businesses. The property features a versatile showroom with a sales counter, ample storage space, and flexible C-H zoning. Potential uses include gas station, financial institution, health care offices, professional offices, restaurant with drive-thru services, and other retail or consumer services. Perfect for entrepreneurs and developers seeking a promising site for future growth.

Built in 1957

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2170413   |
| Price      | \$499,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1957       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 740 Gershaw Drive Sw |
| Subdivision | SW Hill              |
| City        | Medicine Hat         |
| County      | Medicine Hat         |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T1A 5C8 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2024 |
| Days on Market | 319               |
| Zoning         | C-H               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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