

# \$2,490,000 - 1721 10 Avenue Sw, Medicine Hat

MLS® #A2219861

**\$2,490,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.71 Acres

South West Industrial, Medicine Hat, Alberta

Prime Industrial Investment Opportunity located in the choice Southwest Industrial Park, adjacent to the Medicine Hat Regional Airport. This well-positioned property features strong frontage along 10th Avenue SW—the park's main access corridor—with excellent connectivity to Highway 3 and the Trans-Canada Highway (Hwy 1). The site is leased to Wolseley Plumbing, a long-standing national tenant operating here since 2003. The current lease runs through September 2027, with built-in escalations in the remaining two years, offering strong lease appeal and stable cash flow. With an effective 7.75% cap rate, high ceilings, and clear span warehouse space, the building layout is well-suited to a wide range of industrial users, ensuring flexibility and long-term re-lease potential.

Built in 1975

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2219861    |
| Price      | \$2,490,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.71        |
| Year Built | 1975        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 1721 10 Avenue Sw     |
| Subdivision | South West Industrial |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1A 7S1               |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | May 9th, 2025             |
| Days on Market | 102                       |
| Zoning         | Business Industrial Distr |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

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