

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

MLS® #A2148389

**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.58 Acres

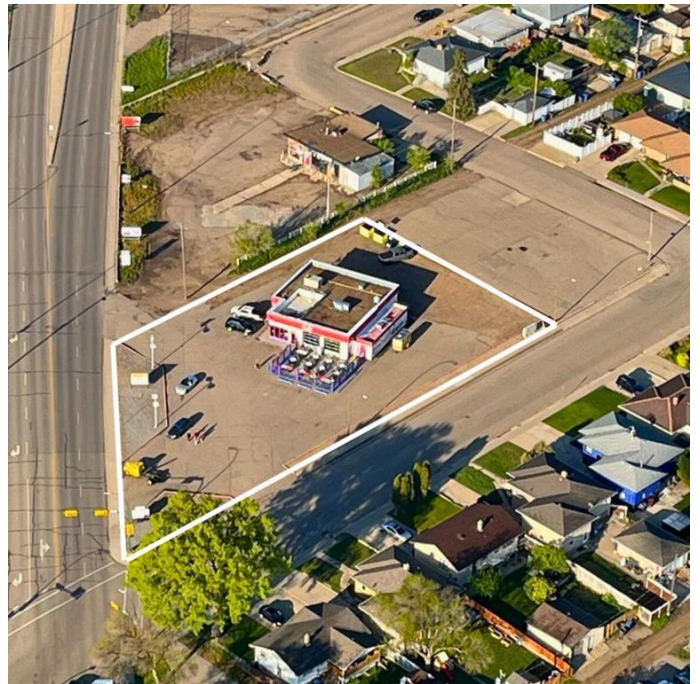
SW Hill, Medicine Hat, Alberta

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	268
Zoning	MU

### **Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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