# \$7,000 - 710 Gershaw Drive Sw, Medicine Hat

MLS® #A2148416

### \$7,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

SW Hill, Medicine Hat, Alberta

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!!

Built in 1956

## **Essential Information**

MLS® # A2148416
Price \$7,000
Bathrooms 0.00
Acres 0.00
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 Forced Air, Natural Gas

Cooling Central Air

**Exterior** 

Foundation Poured Concrete, Slab

#### **Additional Information**

Date Listed July 10th, 2024

Days on Market 482 Zoning MU

### **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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