

# \$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 | 177                       |
| Zoning         | Business Industrial Distr |

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.