

# \$1,950 - 557 18 Street Sw, Medicine Hat

MLS® #A2229439

**\$1,950**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.30 Acres

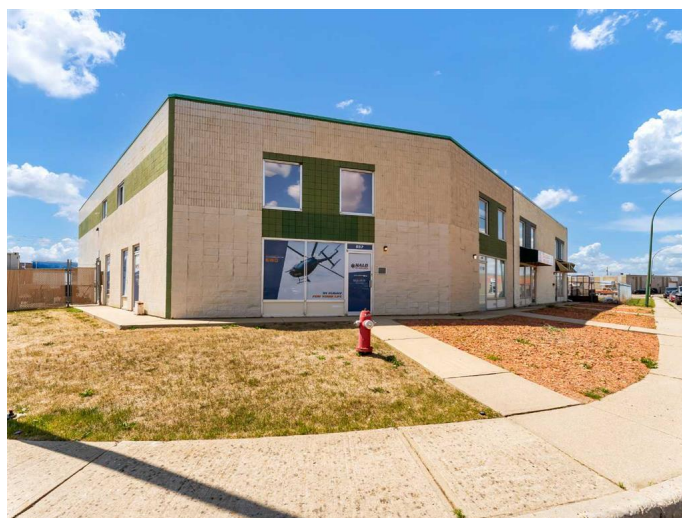
South West Industrial, Medicine Hat, Alberta

Strategically located in Medicine Hat's established Southwest Industrial district, 557 18 Street SW offers an excellent opportunity for light industrial and manufacturing operations. This versatile property features 1,774 square feet of functional main floor space, complemented by a 742-square-foot mezzanine, for a total of 2,516 square feet—ideally configured for a combination of shop, warehouse, and administrative uses. With direct access to both Highway AB-1 (Trans-Canada) and AB-3 (Crowsnest), the location supports efficient logistics and seamless connectivity throughout the city and surrounding trade areas. Offered at \$1,950+GST/month, plus \$490+GST/month in operating costs (including proportionate taxes and insurance) plus utilities (averaging \$425/month), this property delivers a compelling blend of affordability, accessibility, and operational efficiency—making it an ideal choice for businesses seeking a cost-effective and strategically positioned industrial footprint. Available July 1, 2025. It is herein disclosed that the listing agent is also the landlord of the property.

Built in 1979

## Essential Information

MLS® #	A2229439
Price	\$1,950



Bathrooms	0.00
Acres	0.30
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	557 18 Street Sw
Subdivision	South West Industrial
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8C4

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	65
Zoning	I-B

### **Listing Details**

Listing Office	AVISON YOUNG
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