

# \$550,000 - 774 16 Street Sw, Medicine Hat

MLS® #A2266567

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South West Industrial, Medicine Hat, Alberta

Discover an exceptional opportunity in the SW Industrial Area! This versatile 2,900 sq. ft. commercial building offers a well-balanced layout with storefront, office space, and shop area—perfect for a wide range of business uses. The shop features an overhead door, providing easy access for deliveries, equipment, or light manufacturing operations. Situated on a massive 200' x 125' corner lot, the property boasts ample parking and vehicle access, along with a secure fenced yard ideal for storage, fleet parking, or outdoor work areas. The corner exposure enhances visibility and convenience, while the surrounding area benefits from strong traffic flow and easy access to major routes. Whether you're expanding your business, seeking a high-visibility location, or investing in a flexible industrial space, this property delivers space, functionality, and location in one unbeatable package.

Built in 1972

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2266567   |
| Price      | \$550,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1972       |
| Type       | Commercial |
| Sub-Type   | Business   |



Status                      Active

**Community Information**

Address                      774 16 Street Sw  
Subdivision                  South West Industrial  
City                            Medicine Hat  
County                        Medicine Hat  
Province                      Alberta  
Postal Code                  T1A4X2

**Additional Information**

Date Listed                  October 28th, 2025  
Days on Market              6  
Zoning                        I-B

**Listing Details**

Listing Office                EXP REALTY

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