

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

MLS® #A2148416

**\$7,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

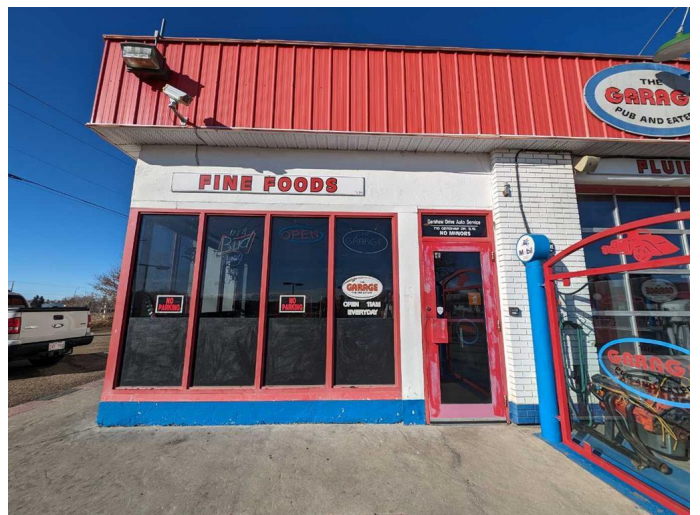
SW Hill, Medicine Hat, Alberta

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
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### Additional Information

Date Listed	July 10th, 2024
Days on Market	426
Zoning	MU

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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