

# \$360,000 - 269 4 Street Sw, Medicine Hat

MLS® #A2158039

**\$360,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.19 Acres

SW Hill, Medicine Hat, Alberta

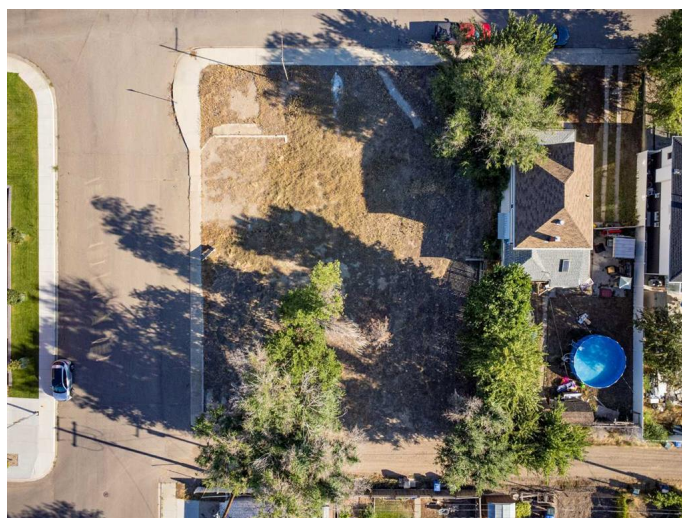
Prime Building Opportunity! Attention entrepreneurs, developers, and visionaries! This is a rare chance to acquire a lot with incredible potential. Zoned for Mixed Use, this property offers the flexibility to build anything from your dream single-family home to a multi-unit apartment building. The offering includes two lots totaling 100 x 125 feet, already cleared and ready for development. Situated in a highly visible and central location, this property presents an exceptional opportunity. There is also the possibility of expanding by adding an additional 50 x 125-foot lot—please inquire for further details. The listed price covers both 269 4th Street SW and 403 3rd Ave SW, which must be sold together.

## Essential Information

MLS® #	A2158039
Price	\$360,000
Bathrooms	0.00
Acres	0.19
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	269 4 Street Sw
Subdivision	SW Hill



City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4E4

### **Additional Information**

Date Listed	August 27th, 2024
Days on Market	254
Zoning	MU

### **Listing Details**

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.