

# \$899,000 - 710 Gershaw Drive Sw, Medicine Hat

MLS® #A2148389

**\$899,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.58 Acres

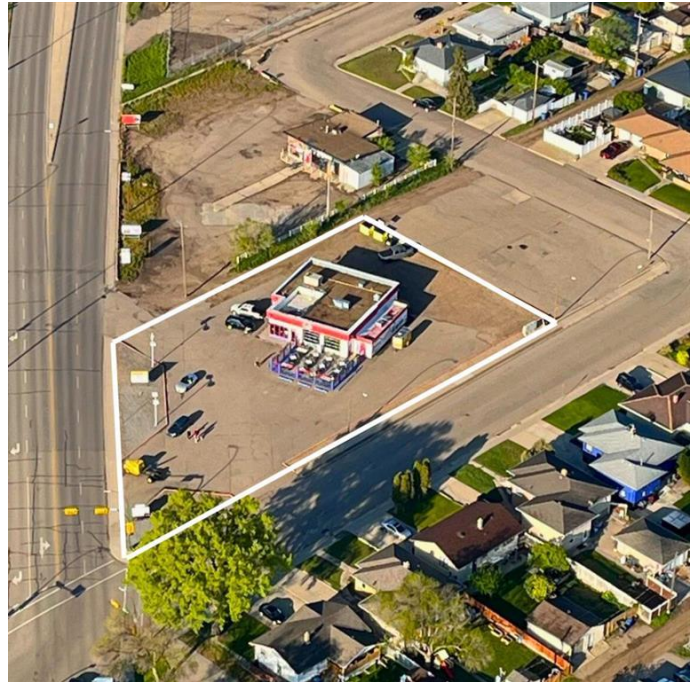
SW Hill, Medicine Hat, Alberta

Presenting an unparalleled opportunity to acquire a premium commercial building and expansive lot. Strategically located at the bustling corner of Gershaw Drive & 7 St SW, this property boasts a generous 25,375 square foot lot, perfect for your development aspirations. This versatile property offers multiple opportunities. The strategic positioning in a high-traffic area provides maximum visibility, while the generous lot size offers ample space for various development projects. Another option here is you can lease the building for \$6,000 per month, providing an immediate income stream. The high-traffic location ensures excellent visibility and accessibility, making it ideal for businesses looking to maximize their exposure. Why invest here? Whether you're an ambitious developer or a business owner looking for growth potential, this property is a perfect fit. Don't miss out on this exceptional opportunity!

Built in 1956

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2148389   |
| Price      | \$899,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.58       |
| 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 |
|------------|-----------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2024 |
| Days on Market | 442            |
| Zoning         | MU             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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