# \$2,490,000 - 1721 10 Avenue Sw, Medicine Hat

MLS® #A2219861

### \$2,490,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.71 Acres

South West Industrial, Medicine Hat, Alberta

Prime Industrial Investment Opportunity located in the choice Southwest Industrial Park, adjacent to the Medicine Hat Regional Airport. This well-positioned property features strong frontage along 10th Avenue SWâ€"the park's main access corridorâ€"with excellent connectivity to Highway 3 and the Trans-Canada Highway (Hwy 1). The site is leased to Wolseley Plumbing, a long-standing national tenant operating here since 2003. The current lease runs through September 2027, with built-in escalations in the remaining two years, offering strong lease appeal and stable cash flow. With an effective 7.75% cap rate, high ceilings, and clear span warehouse space, the building layout is well-suited to a wide range of industrial users, ensuring flexibility and long-term re-lease potential.

Built in 1975

#### **Essential Information**

MLS® # A2219861 Price \$2,490,000

Bathrooms 0.00 Acres 0.71 Year Built 1975

Type Commercial

Sub-Type Industrial

Status Active

### **Community Information**







Address 1721 10 Avenue Sw Subdivision South West Industrial

City Medicine Hat
County Medicine Hat

Province Alberta
Postal Code T1A 7S1

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 159

Zoning Business Industrial Distr

## **Listing Details**

Listing Office AVISON YOUNG

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