

# \$595,000 - 602 13 Street Se, Medicine Hat

MLS® #A2243777

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.29 Acres

River Flats, Medicine Hat, Alberta

Exceptional industrial property located close to the heart of the city. Solid property with a magnitude of uses. Located just off of major trucking routes. Three separate rental units if desired and lots of opportunity for a great return. This property is also available to lease in three separate groups.

Built in 1979

## Essential Information

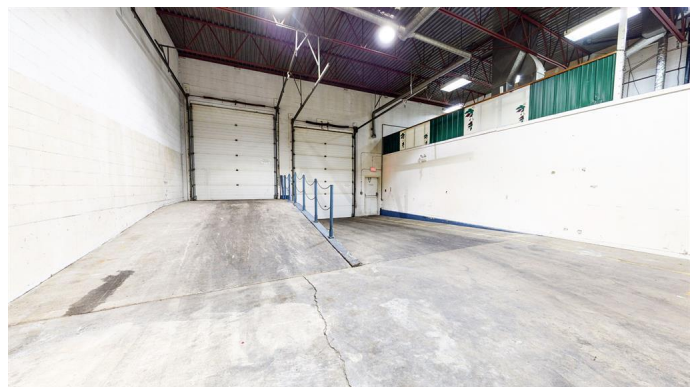
MLS® #	A2243777
Price	\$595,000
Bathrooms	0.00
Acres	0.29
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	602 13 Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1X3

## Amenities

Utilities	Natural Gas Paid, Garbage Collection, High Speed Internet Available,
-----------	--



Phone Connected, Electricity Connected, Heating Paid For, Natural Gas Connected, Phone Paid For, Sewer Connected, Underground Utilities, Water Connected

Parking Spaces 10

### **Interior**

Heating Forced Air, Natural Gas, Floor Furnace, Make-up Air, Overhead Heater(s)

Cooling Central Air, Partial

### **Exterior**

Roof Tar/Gravel, Membrane

Construction Brick, Concrete

Foundation Poured Concrete

### **Additional Information**

Date Listed August 18th, 2025

Days on Market 34

Zoning MU

### **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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