

\$629,000 - 674 17 Street Sw, Medicine Hat

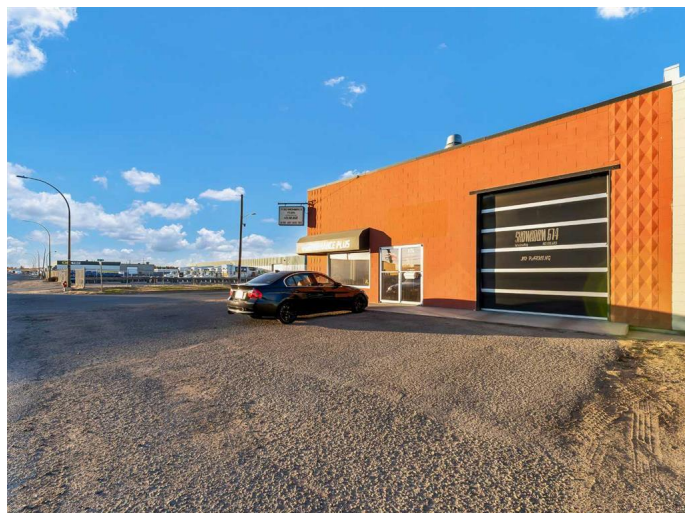
MLS® #A2267632

\$629,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

South West Industrial, Medicine Hat, Alberta

Prime Commercial Building â€“ Versatile Space with Exceptional Functionality. Opportunity awaits with this well-maintained 3,250 sq. ft. commercial building offering a solid cinder block construction and a layout ideal for a variety of business operations. This property has been cared for with pride and it showsâ€”clean, functional, and move-in ready. Step into the front reception area, where new windows provide natural light and a welcoming first impression. The main shop features three 14-foot overhead doors, durable concrete floors with a floor drain, and a large shop space measuring 39' x 59'11"â€”perfect for mechanics, fabrication, trades, storage or light industrial use. A second shop area with an overhead door (18'6" x 31'5") provides additional workspace or customization options. Two storage rooms add valuable utility and organization. The upper mezzanine includes a comfortable office area and coffee room, enhanced by newly installed windows for added brightness and comfortâ€”an ideal spot for administration or staff breaks. Key Features: 3,250 sq. ft. cinder block construction, three 14â€™™ overhead doors plus a 4th overhead door, Concrete floors with built-in floor drain, Large shop: 39â€™™ x 59'11â€• + smaller shop: 18'6â€• x 31â€™™5â€•, Two storage rooms + mezzanine office and coffee room, 3-phase power (upgraded in 2013/2014), Furnace/2 overhead heat units + hot water tank, Front reception and mezzanine coffee room windows



replaced, Tar-and-gravel roof approx. 15 years old (recently inspected and repaired by Plato™s Roofing) The property offers plenty of flexibility for future ownersâ€”ideal for trades, service-based businesses, storage, manufacturing, or investment purposes. The current business and equipment may also be available for purchase in addition to the buildingâ€”please inquire for more details. This building is solid, turn-key, and full of potentialâ€”opportunities like this donâ€™t come up often.

Built in 1972

Essential Information

MLS® #	A2267632
Price	\$629,000
Bathrooms	0.00
Acres	0.00
Year Built	1972
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	674 17 Street Sw
Subdivision	South West Industrial
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 4x7

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
Zoning	I-B

Listing Details

Listing Office	RE/MAX MEDALTA REAL ESTATE
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