

# \$6,000 - 710 Gershaw Drive Sw, Medicine Hat

MLS® #A2148416

**\$6,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

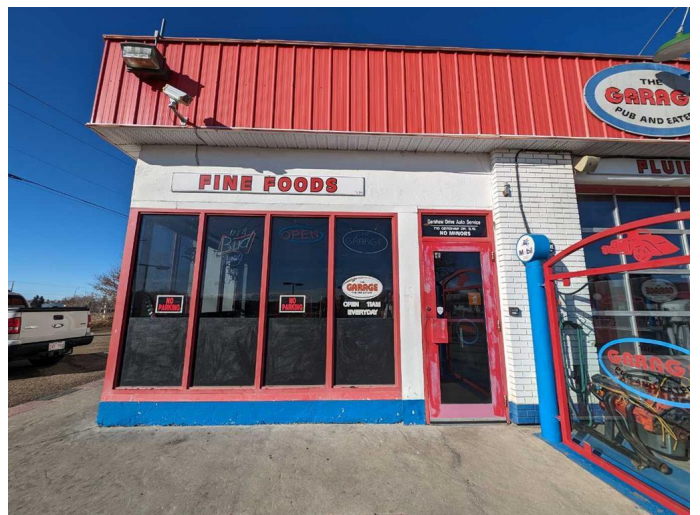
SW Hill, Medicine Hat, Alberta

Presenting an excellent opportunity to lease a 2,650 Sqft building strategically situated on the busy corner of Gershaw Drive & 7 St SW. Located on the SW Hill, this property offers a prime location for businesses looking to establish themselves in a high-traffic area. This building currently features a spacious patio, an expansive dining area, a comfortable sit-up bar, an open kitchen, and well-maintained washrooms. It can accommodate up to 114 patrons indoors and 42 on the patio, providing ample space for a thriving business. Additionally, there is a generous 25,375 square foot lot open for negotiation, perfect for your development aspirations. This versatile space can be tailored to suit a variety of business needs, making it an ideal choice for entrepreneurs seeking a prime location to start or expand their business. If you have been looking for a prime location building to start your business, this is the one! Lease a turn key business, building and land!!

Built in 1956

## Essential Information

MLS® #	A2148416
Price	\$6,000
Bathrooms	0.00
Acres	0.00
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 10th, 2024
Days on Market	285
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.