

# \$499,000 - 740 Gershaw Drive Sw, Medicine Hat

MLS® #A2170413

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SW Hill, Medicine Hat, Alberta

Prime investment opportunity! This retail building, previously home to a convenience store, is set on a large lot in a highly visible, high-traffic location, making it ideal for various retail businesses. The property features a versatile showroom with a sales counter, ample storage space, and flexible C-H zoning. Potential uses include gas station, financial institution, health care offices, professional offices, restaurant with drive-thru services, and other retail or consumer services. Perfect for entrepreneurs and developers seeking a promising site for future growth.

Built in 1957

## Essential Information

MLS® #	A2170413
Price	\$499,000
Bathrooms	0.00
Acres	0.00
Year Built	1957
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	740 Gershaw Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat



Province	Alberta
Postal Code	T1A 5C8

**Additional Information**

Date Listed	October 3rd, 2024
Days on Market	278
Zoning	C-H

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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