

# \$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 SW—the park's main access corridor—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	47
Zoning	Business Industrial Distr

### **Listing Details**

Listing Office	AVISON YOUNG
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