

**1721 10 Avenue SW
Medicine Hat, Alberta****MLS # A2219861****\$2,490,000****Division:** South West Industrial**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 15,360 sq.ft.**Zoning:** Business Industrial Distr**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 0.71 Acre**Sewer:** -**Lot Feat:** -**Inclusions:** None

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.