

# \$595,000 - 602 13 Street Se, Medicine Hat

MLS® #A2243777

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.29 Acres

River Flats, Medicine Hat, Alberta

Exceptional industrial property located close to the heart of the city. Solid property with a magnitude of uses. Located just off of major trucking routes. Three separate rental units if desired and lots of opportunity for a great return. This property is also available to lease in three separate groups.

Built in 1979

## Essential Information

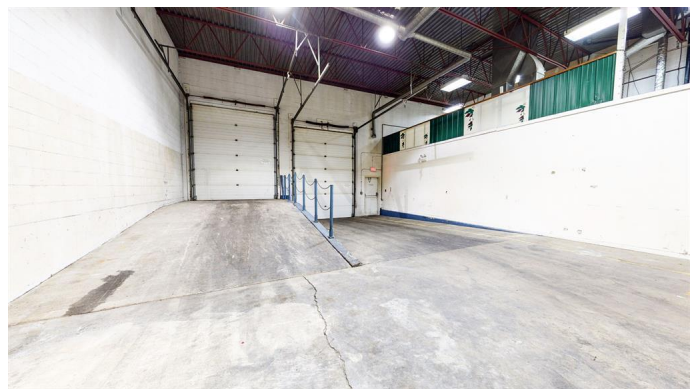
|            |            |
|------------|------------|
| MLS® #     | A2243777   |
| Price      | \$595,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.29       |
| Year Built | 1979       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 602 13 Street Se |
| Subdivision | River Flats      |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A 1X3          |

## Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Utilities | Natural Gas Paid, Electricity Connected, Natural Gas Connected, |
|-----------|-----------------------------------------------------------------|



Garbage Collection, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected, Heating Paid For, Phone Paid For, Underground Utilities

Parking Spaces 10

### Interior

Heating Floor Furnace, Forced Air, Natural Gas, Make-up Air, Overhead Heater(s)

Cooling Central Air, Partial

### Exterior

Roof Membrane, Tar/Gravel

Construction Brick, Concrete

Foundation Poured Concrete

### Additional Information

Date Listed August 18th, 2025

Days on Market 84

Zoning MU

### Listing Details

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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