

# \$795,000 - 768 25 Street Sw, Medicine Hat

MLS® #A2227440

**\$795,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South West Industrial, Medicine Hat, Alberta

Located in a prime industrial location, this 5,928 sq ft commercial building offers a strong and stable investment opportunity with a long-standing tenant in place. The property is currently home to Applied Industrial Technologies, who have leased the space since it was first built in 1998—demonstrating exceptional tenant reliability and stability. The lease generates \$4,500/month (\$54,000 annually) in rental income, with the tenant covering all operating costs, including maintenance, property taxes, insurance, and repairs. The current lease is in place until February 2027, providing consistent cash flow and peace of mind for the new owner. The building itself is well-maintained, with a new hot water tank installed in October 2024. The site includes ample outdoor parking, suitable for staff, customers, or equipment. This is a sale of the building only, not the business. Whether you're looking to expand your portfolio or step into a dependable income-producing asset, this property is worth serious consideration.

Built in 1998

## Essential Information

MLS® #	A2227440
Price	\$795,000
Bathrooms	0.00
Acres	0.00



Year Built	1998
Type	Commercial
Sub-Type	Business
Status	Active

### Community Information

Address	768 25 Street Sw
Subdivision	South West Industrial
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8R9

### Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial

### Exterior

Roof	Metal
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### Additional Information

Date Listed	June 3rd, 2025
Days on Market	10
Zoning	I-G

### Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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