

**AVISON
YOUNG**

Industrial property for sale

1721 10 Avenue SW

Medicine Hat, AB



Sale Price
\$2,490,000



Opportunity
15,360 SF
0.71 Acres



Possession
Negotiable



**Investment opportunity. Desirable
corner lot + quality long term tenant**

**Get more
property
information**

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Property Description

Excellent investment opportunity at an effective cap rate of 7.75% with three years remaining on the lease term; 2026 rate escalation. The property is the long-time local branch of Wolseley Plumbing supply who has operated out of this location since 2003. The building's design offers high ceilings and the clear span flex space (no columns) caters to a variety of users in case of future vacancy.

Property Highlights



Clear span flex space



Two 10' x 10' OHD's at grade



One 10' x 10' loading dock



Low maintenance, steel-clad exterior



Nicely finished reception/showroom



Private and shared office spaces

Offering Summary

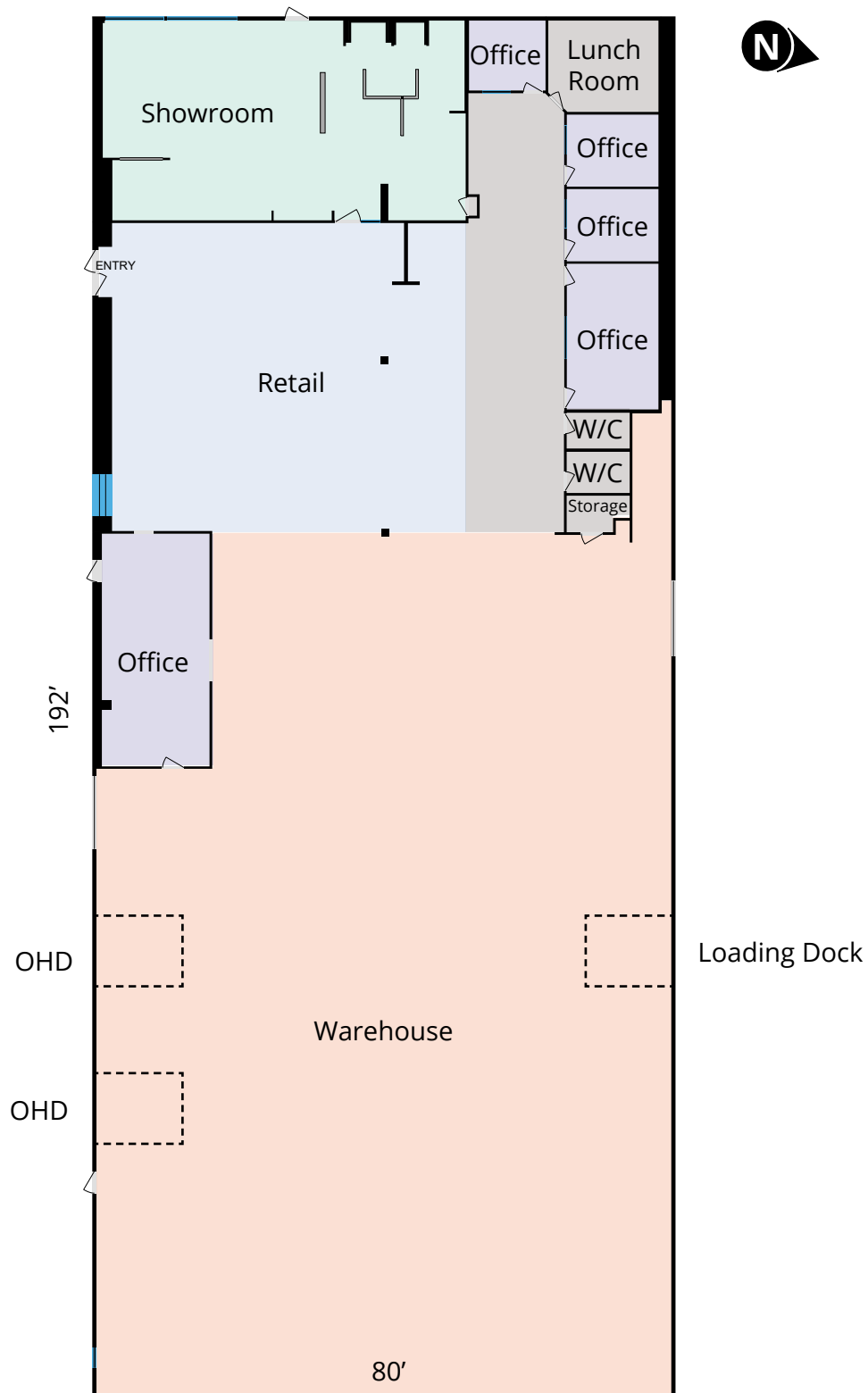
Opportunity	15,360 SF
Site Size	0.71 Acres
Legal Address	1111244;1;3
Zoning	Business Industrial District
Sale Price	\$2,490,000
Property Taxes	\$28,100.84 (2024)
Cap Rate	7.75%
Net Income	\$195,840 (2025)
Possession	Negotiable

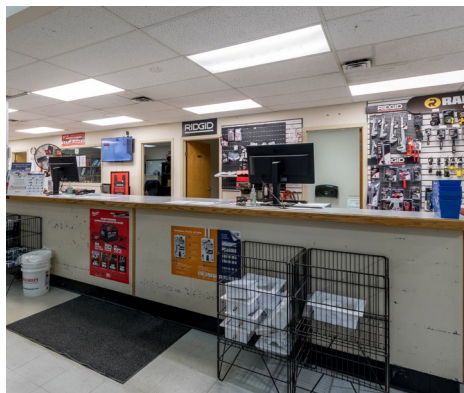
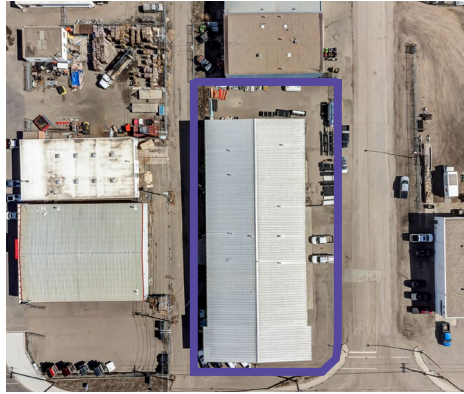
Location Description

This industrial investment property is strategically located in the desirable Southwest Industrial Park adjacent to the Medicine Hat Regional Airport. With excellent frontage along the park's main access, the 10th Avenue corridor, the size and layout of the property caters well to highest and best use. The site has easy access to both Highway AB-3, via 10th Avenue SW, as well as the Trans-Canada Highway (HWY-1).

Floor Plan

- Warehouse
- Retail
- Showroom
- Office
- Staff Area







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Medicine Hat, AB T1A 7S1





Avison Young has been retained by Collective Assets Ltd. on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



[Click to download
Confidentiality Agreement](#)

Get more property information

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