

# INVESTMENT OPPORTUNITY

\$799,900

734 23<sup>rd</sup> Street SW, Medicine Hat



Secure a quality investment with this 6,500 sq. ft. industrial property featuring a strong, established tenant already in place. Designed for efficiency and functionality, the building offers both grade-level and dock-height loading, making it ideal for a wide range of warehouse and distribution operations. The interior includes an expansive warehouse with excellent storage and workspace, complemented by a private office, welcoming reception area, and a convenient staff lunchroom. The practical layout maximizes usable warehouse space while providing comfortable administrative and employee amenities. Whether you're expanding your investment portfolio or seeking a stable, income-producing industrial asset, this well-maintained property offers reliable cash flow and long-term appeal in a sought-after industrial location.



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Medicine Hat, AB, T1B 4K3  
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## Salient Facts

Building Size: 6800 sq ft

Was previously 2 bays, one at 4850 sq ft and the other at 2550 sq ft. Bays were combined in 2017 when Tenant required more space

Lot Size: 0.98 acres

Year Built: 2001

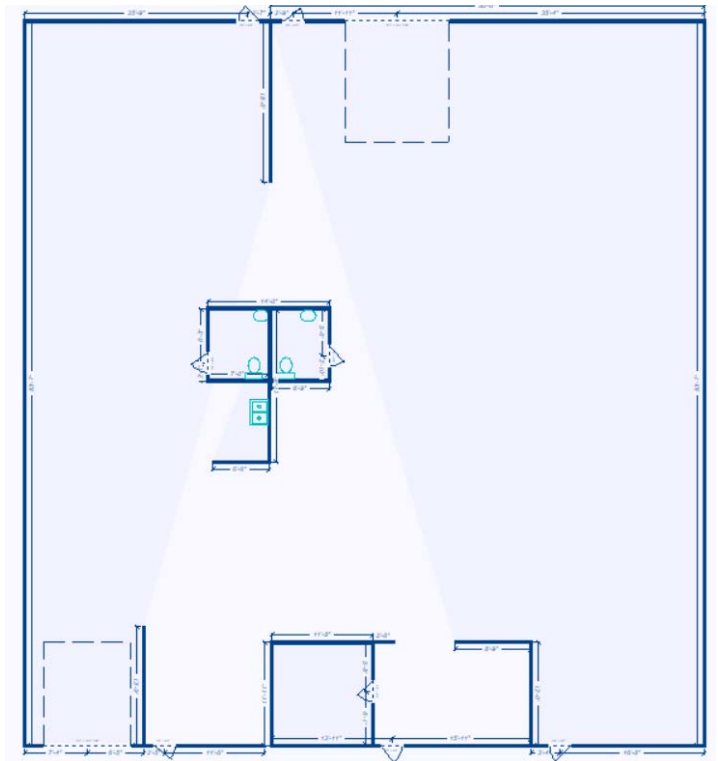
Property Taxes: \$14,414 (2026)

Net Income: \$56,100/year

Lease: Tenant is currently on a 3 year renewal which expires August 31, 2028.

Zoning: Industrial – Light/Medium

Legal description: Plan 8010570, bl 2, Lt 21



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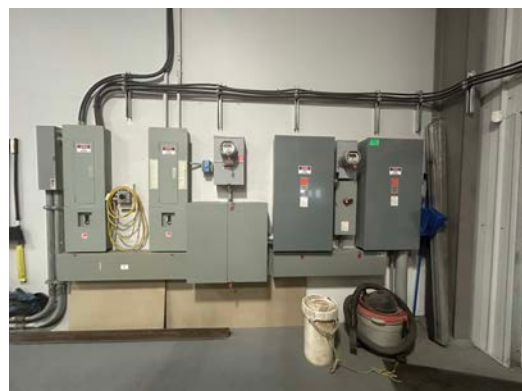
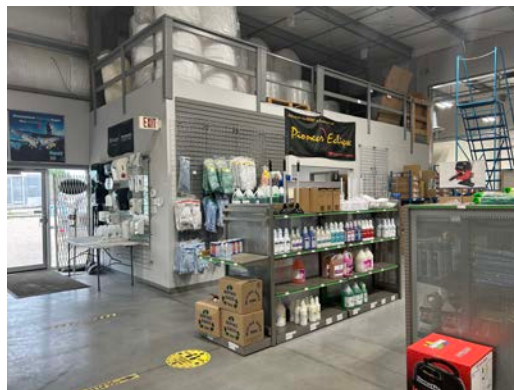
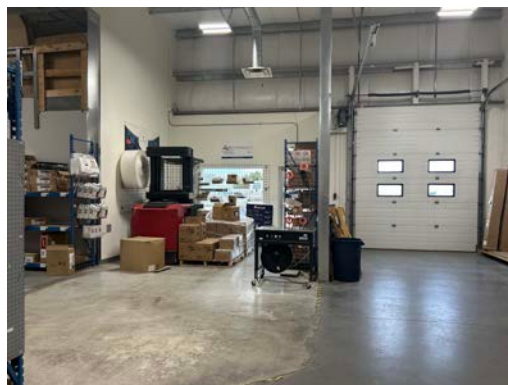
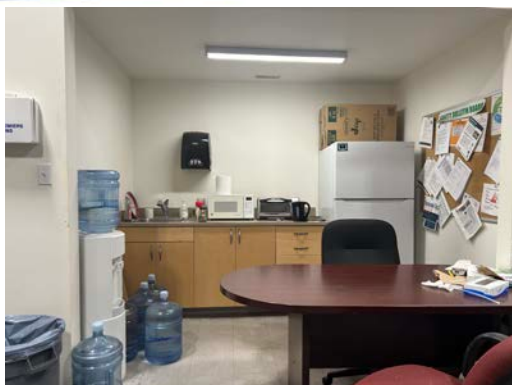
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July 2026

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## 101 I-LM Permitted and Discretionary Uses

| Use Categories          | Uses Allowed                     | Permitted or Discretionary |
|-------------------------|----------------------------------|----------------------------|
| Light/Medium Industrial | Contractor Service, Minor        | Permitted                  |
|                         | Contractor Service, Major        | Permitted                  |
|                         | Printing/Publishing/Distributing | Permitted                  |
|                         | Commercial School, Major         | Permitted                  |
|                         | Industrial Support Service       | Permitted                  |
|                         | Industrial Operation, Minor      | Permitted                  |
|                         | RV Storage                       | Permitted                  |
|                         | Private Storage                  | Discretionary              |
|                         | Self Storage, Outdoor            | Permitted                  |
|                         | Storage Yard                     | Permitted                  |
| Agricultural            | Cannabis Production              | Discretionary              |
|                         | Intensive Agriculture            | Discretionary              |
|                         | Agricultural Supplies/Service    | Permitted                  |
| Infrastructure          | Recyclables/Waste Depot          | Permitted                  |
|                         | Municipal Depot                  | Permitted                  |



### Vehicle Oriented

|                              |               |
|------------------------------|---------------|
| Vehicle Fuel Station         | Discretionary |
| Vehicle Fuel Station, Bulk   | Discretionary |
| Vehicle Wash/Detailing       | Permitted     |
| Vehicle Quick Service        | Permitted     |
| Vehicle Service/Repair       | Permitted     |
| Vehicle Body/Paint           | Permitted     |
| Vehicle Sales                | Permitted     |
| RV Sales/Service             | Permitted     |
| Large Vehicle Sales/Service  | Permitted     |
| Transportation/Fleet Service | Permitted     |
| Drive Through                | Discretionary |
| Parking Lot                  | Discretionary |

### Bereavement Uses

|               |               |
|---------------|---------------|
| Funeral Home  | Discretionary |
| Crematorium   | Discretionary |
| Office, Minor | Discretionary |

### Business, Professional and Service

|                          |               |
|--------------------------|---------------|
| Office, Major            | Discretionary |
| Government Service       | Discretionary |
| Commercial School, Minor | Discretionary |
| Business Support Service | Discretionary |
| Self Storage, Indoor     | Discretionary |

### Animal Uses

|                               |               |
|-------------------------------|---------------|
| Pet Service                   | Discretionary |
| Pet Store                     | Discretionary |
| Veterinary Clinic             | Discretionary |
| Animal Kennel/Training Centre | Discretionary |
| Animal Breeding Operation     | Discretionary |

### Retail and Consumer Services

|                                |               |
|--------------------------------|---------------|
| General Retail Store           | Discretionary |
| Liquor Store                   | Discretionary |
| Cannabis Store                 | Discretionary |
| Pawn Shop                      | Discretionary |
| Adult Novelty Store            | Discretionary |
| Temporary Vendor               | Discretionary |
| Home/Building Supply           | Discretionary |
| Garden Centre                  | Discretionary |
| Personal Service               | Discretionary |
| Household Service              | Discretionary |
| Dry Cleaner/Laundromat         | Discretionary |
| Fitness/Wellness Centre, Minor | Discretionary |
| Fitness/Wellness Centre, Major | Discretionary |
| Payday Loan                    | Discretionary |

### Food, Beverage, and Entertainment

|                                |               |
|--------------------------------|---------------|
| Restaurant, Limited            | Discretionary |
| Restaurant, Full Service       | Discretionary |
| Specialty Food Store           | Discretionary |
| Catering/Remote Food Services  | Discretionary |
| Convention/Event Centre        | Discretionary |
| Amusement Establishment, Minor | Discretionary |
| Amusement Establishment, Major | Discretionary |
| Bar                            | Discretionary |

### Community and Culture

|                            |               |
|----------------------------|---------------|
| Indoor Recreation Facility | Discretionary |
| Art Studio                 | Discretionary |

### Health and Social Services

|                           |               |
|---------------------------|---------------|
| Health Care Office, Minor | Discretionary |
| Health Care Office, Major | Discretionary |
| Community Social Service  | Discretionary |
| Community Food Service    | Discretionary |

### Other

|             |           |
|-------------|-----------|
| Data Centre | Permitted |
|-------------|-----------|

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