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## 552 18 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
27296


**MLS ID:**  
A2187243

**\$2,590,000**



 **ADAM ANDREWS**

 AVISON YOUNG  
 403-330-3338

 552 18 Street SW, Medicine Hat , Alberta T1A 8A7

**Transaction Type**

For Sale

**Days On Market**

168

**Zoning**

I-B

**Subdivision**

South West Industrial

**Year Built**

1978

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

7510258

**Building Area (Sq. Ft.)**

13796.00

**Building Area (Sq. M.)**

1281.68

**Inclusions**

Contact Listing Agent

**Restrictions**

None Known

**Reports**

None

Prime opportunity to acquire the land, building, and operations of Hell's Basement Brewery, an established craft beer brand in Medicine Hat. Situated on 0.53 acres, the 13,796 +/- SF facility (with an additional 1,671 +/- SF mezzanine) offers a well-equipped brewery, a vibrant 2,969 +/- SF taproom, and additional leased office units generating supplementary income. Founded in 2016, Hell's Basement Brewery is known for its award-winning brews, creative branding, and strong regional presence, with products featured in over 200 locations across Alberta. Strategically located in the Southwest Light Industrial Area with excellent visibility and access to major highways, this turnkey operation presents an exceptional investment with significant growth potential in Alberta's thriving craft beer industry. Sale includes land, building, business, equipment, and intellectual property.

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