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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

\$2,290,000



 **ADAM ANDREWS**

 AVISON YOUNG
 403-330-3338

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

Transaction Type

For Sale

Days On Market

231

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

New pricing – outstanding opportunity! The founders of Hell's Basement Brewery are ready to hand over the keys to this award-winning craft brewery, offering a rare full-package sale that includes the land, building, business, brewing equipment, taproom, and intellectual property. Located on 0.53 acres in Medicine Hat's easily accessible Southwest Light Industrial Area, the 13,796 ± SF facility (plus 1,671 ± SF mezzanine) houses a complete brewing operation, a bright and inviting 2,969 ± SF licensed taproom, and leased office space providing steady supplemental income. Founded in 2016, Hell's Basement has built a bold, recognizable brand with distribution in more than 200 locations across Alberta. The hard work of branding, market penetration, and setup has already been done—this is a turnkey opportunity ready for new energy and vision. Ownership is prepared to move on and is open to working with buyers who recognize the value and potential in this offering. Whether you're looking to grow your brewing footprint or invest in a proven business, this is opportunity is for you! Note: The business assets (equipment, brand, and IP) are also available separately. The taproom and brewery production space may also be leased independently. Call today!

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