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502 SOUTH RAILWAY STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
29966


MLS ID:
A2205833

\$275,000



 **JEN BOYLE**
 (403) 458-3974

 **CIR REALTY**
 403-271-0600

 502 South Railway Street SE, Medicine Hat , Alberta T1A 2V6

Transaction Type For Sale	Days On Market 36	Zoning MU-D
Subdivision SE Hill	Year Built 1920	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 9012473
Building Area (Sq. Ft.) 4234.00	Building Area (Sq. M.) 393.35	Lot Size (Sq. Ft.) 7476
Lot Size (Acres) 0.17	Footprint (Sq. Ft.) 2427	Roof Asphalt Shingle,Tar/Gravel
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions N/A
Restrictions See Remarks	Reports Floor Plans	

A Fantastic Investment Opportunity Awaits! Discover the potential of this free-standing downtown building, a property with a rich history as a restaurant and lounge. With its unique walk-out layout, this space offers incredible versatility, featuring two separate entrances for multi-use possibilities. Whether you're looking to invest in a property with endless potential or seeking a lease opportunity, this landmark is ready to inspire. The building has been largely stripped down to its bare bones, providing a blank slate for your vision. Highlights include: Parking options: Dedicated parking lot in front, ample on-street parking, and several nearby lots. Washrooms on all levels, ensuring convenience for any use. Basement: Equipped with washrooms, storage, and a utility room. Main floor: Former kitchen space (equipment removed but utility infrastructure intact), perfect for a restaurant or lounge setup, and a cozy seating area. Upper level: Features an iconic dance floor/stage, additional washrooms, an open area, and a separate entrance. While some work is needed to restore this local gem to its former glory, the possibilities are truly endless. Whether you're dreaming of a trendy restaurant, a vibrant entertainment venue, or a multi-use commercial space, this property can make it happen. Also available for lease! Contact your REALTOR® today to schedule a tour of this exciting opportunity and bring your vision to life.

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