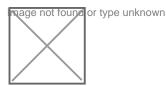


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

502 SOUTH RAILWAY STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine Hat, Alberta

Listing ID: 29966

MLS ID: A2205833

\$275,000



△ JEN BOYLE

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■ CIR REALTY

403-271-0600

r<u>P</u>n

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

RestrictionsReportsSee RemarksFloor 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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