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## 339 NORTH RAILWAY STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Medicine Hat, Alberta

Listing ID: 32578

MLS ID: A2265357

\$400,000



△ JEN BOYLE

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rM1

Transaction Type Title Days On Market

For Sale Fee Simple

Zoning Subdivision Building Type

MU-D River Flats Low Rise (2-4 stories)

Year Built Structure Type Property Type
1947 Mixed Use Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 1491 3655.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

339.56 2946 0.07

Footprint (Sq. Ft.) Roof Cooling
2394 Rubber Central Air

Heating Lot Features Access to Property

Forced Air, Natural Gas

Back Alley Access, Direct Access, Major

Corner Lot

Shopping Nearby,Mixed

InclusionsRestrictionsReportsStove, Washer, DryerCall ListerFloor Plans

Step into a rare opportunity with this urban gem—an iconic brick building blending old-world charm with modern upgrades, nestled in Medicine Hat's vibrant North Railway District. Eligible for downtown incentives, this property is a standout for entrepreneurs and investors seeking both character and versatility. The main building's classic brick façade is beautifully preserved, while extensive renovations deliver peace of mind and contemporary comfort. Most windows and doors have been updated, the chimney has been expertly rebuilt, and the furnaces and A/C systems are new or upgraded for year-round efficiency. Additional enhancements include updated flashing, eaves, security lighting, electrical and lighting upgrades, a modernized washroom in unit 1, drop ceiling update, paint in many spaces, a new security system, and a durable membrane roof. Flexible Potential: Mercantile-ready: The main space is ideal for retail, boutique, or creative ventures. Live/Work Possibility: The upstairs of the building has previously functioned as stylish residence to enjoy the ultimate work-life balance. Revenue Generation: Two separate, self-contained units offer excellent rental income potential. This property is a match for visionaries looking to invest in a prime location with growth on the horizon. Whether you're expanding your business, launching a new venture, or seeking a live/work lifestyle, this urban masterpiece delivers flexibility, income, and a piece of local history. Don't miss your chance to own a cornerstone in Medicine Hat's most exciting district!

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