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698 SOUTH RAILWAY STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta

Listing ID:
32951

MLS ID:
A2271659

\$250,000



 **LISA SHAW**
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 Onyx Realty Ltd.
 403-329-8899

 698 South Railway Street SE, Medicine Hat, Alberta T1A 2W1

Transaction Type	Days On Market	Zoning
For Sale	65	MU
Subdivision	Structure Type	Property Type
SE Hill	None	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	9310732	0.00
Building Area (Sq. M.)	Inclusions	Restrictions
0.00	Land only	Development Restriction

Reports

Land Survey

Discover an exceptional opportunity with this vacant corner lot located in a high traffic, high visibility area. Positioned for maximum exposure, this property benefits from steady vehicle flow and excellent visibility from the Allowance Avenue overpass, making it ideal for future development or long-term investment. Adding to its appeal, the property features two income-producing billboards, a large 10' x 20' billboard generating reliable monthly revenue, plus a 4' x 8' billboard bringing in supplementary monthly income at a lower rate. Whether you're looking to build, hold, or leverage the existing advertising income, this property offers excellent value.

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