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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



<sup>△</sup> LISA SHAW

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

**Transaction Type** 

For Sale

**Days On Market** 

1

**Zoning** MU

Subdivision

SE Hill

Structure Type

None

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 9310732 Building Area (Sq. Ft.)

0.00

Building Area (Sq. M.)

0.00

Inclusions Land only Restrictions

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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