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339 NORTH RAILWAY STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Medicine Hat, Alberta

Listing ID:
33588

MLS ID:
A2279563

\$375,000



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 339 North Railway Street SE, Medicine Hat , Alberta T1A 2Z1

Transaction Type For Sale	Title Fee Simple	Days On Market 112
Zoning MU-D	Subdivision River Flats	Building Type Low Rise (2-4 stories)
Year Built 1947	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1491	Building Area (Sq. Ft.) 3655.00
Building Area (Sq. M.) 339.56	Lot Size (Sq. Ft.) 2946	Lot Size (Acres) 0.07
Footprint (Sq. Ft.) 2394	Roof Rubber	Cooling Central Air
Heating Forced Air,Natural Gas	Lot Features Corner Lot	Access to Property Back Alley Access,Direct Access,Major Shopping Nearby,Mixed
Inclusions Tenant Belongings	Restrictions Call Lister	Reports Environmental Phase 1,Floor 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. 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! Contact your real estate agent to discover what needs to be done to customize this property to meet your needs!

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