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954 7 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
33870


MLS ID:
A2283807

\$7,250,000



 **ROCKY PARK**
 (403) 681-7512

 **CIR Realty**
 403-247-7770

 954 7 Street , Medicine Hat , Alberta T1A 7R7

Transaction Type

For Sale

Days On Market

3

Zoning

Highway Commercial Distri

Subdivision

NONE

Year Built

1973

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

832LK

Building Area (Sq. Ft.)

57241.00

Building Area (Sq. M.)

5317.82

Lot Size (Sq. Ft.)

101059

Lot Size (Acres)

2.32

Inclusions

N/A

Restrictions

None Known

Reports

Financial Statements

Strategically located directly on Highway 1 at the entrance of the city, this impeccably maintained 66-room full-service franchise hotel (including 13 kitchenette suites) offers a rare blend of steady hospitality income and massive upside potential. The property features an indoor pool and hot tub, a 3,600 sqft restaurant providing steady rental income, and a 7,000 sqft banquet space with stunning views. A major value-add opportunity exists in the 8,500 sqft main floor space, formerly a popular nightclub, which has a high potential for reopening to meet high local demand. Ideally timed for the 2026 approval of the \$131.5 million Saamis Solar Project in Medicine Hat area, this hotel is perfectly positioned to house the influx of specialized workers and corporate travellers arriving for one of Canada's largest urban solar developments.

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