

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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	Days On Market	Zoning
For Sale	3	Highway Commercial District
Subdivision	Year Built	Structure Type
NONE	1973	Hotel/Motel
Property Type	Property Sub Type	Legal Plan
Commercial	Hotel/Motel	832LK
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
57241.00	5317.82	101059
Lot Size (Acres)	Inclusions	Restrictions
2.32	N/A	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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.