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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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 72	<b>Zoning</b> Highway Commercial Distri
<b>Subdivision</b> NONE	<b>Year Built</b> 1973	<b>Structure Type</b> Hotel/Motel
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Hotel/Motel	<b>Legal Plan</b> 832LK
<b>Building Area (Sq. Ft.)</b> 57241.00	<b>Building Area (Sq. M.)</b> 5317.82	<b>Lot Size (Sq. Ft.)</b> 101059
<b>Lot Size (Acres)</b> 2.32	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> 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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