

\$275,000 - 502 South Railway Street Se, Medicine Hat

MLS® #A2205833

\$275,000

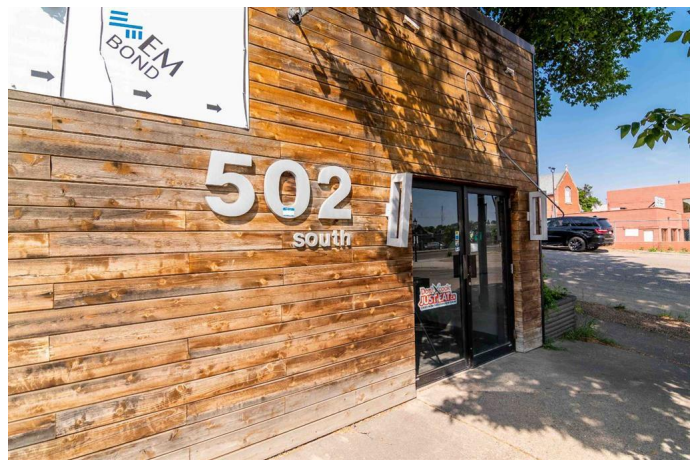
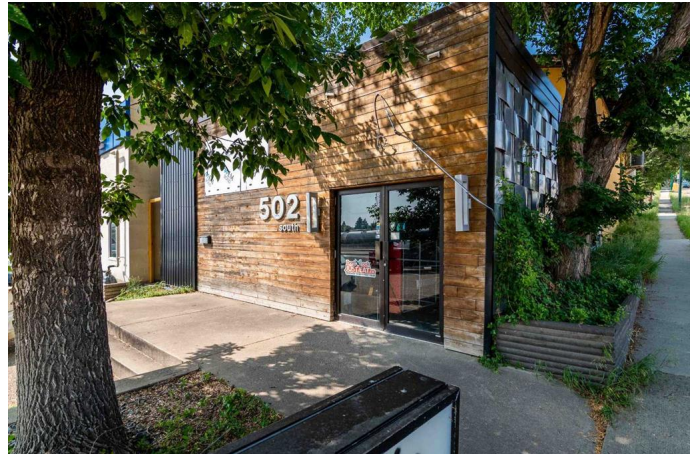
0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

SE Hill, Medicine Hat, Alberta

A Fantastic Investment Opportunity Awaits!

Discover the potential of this free-standing downtown building, a property with a rich history as a restaurant and lounge. With its unique walk-out layout, this space offers incredible versatility, featuring two separate entrances for multi-use possibilities. Whether you're looking to invest in a property with endless potential or seeking a lease opportunity, this landmark is ready to inspire.

The building has been largely stripped down to its bare bones, providing a blank slate for your vision. Highlights include: Parking options: Dedicated parking lot in front, ample on-street parking, and several nearby lots. Washrooms on all levels, ensuring convenience for any use. Basement: Equipped with washrooms, storage, and a utility room. Main floor: Former kitchen space (equipment removed but utility infrastructure intact), perfect for a restaurant or lounge setup, and a cozy seating area. Upper level: Features an iconic dance floor/stage, additional washrooms, an open area, and a separate entrance. While some work is needed to restore this local gem to its former glory, the possibilities are truly endless. Whether you're dreaming of a trendy restaurant, a vibrant entertainment venue, or a multi-use commercial space, this property can make it happen. Also available for lease! Contact your REALTOR® today to schedule a tour of this exciting opportunity and bring



your vision to life.

Built in 1920

Essential Information

| | |
|------------|------------|
| MLS® # | A2205833 |
| Price | \$275,000 |
| Bathrooms | 0.00 |
| Acres | 0.17 |
| Year Built | 1920 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 502 South Railway Street Se |
| Subdivision | SE Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A 2V6 |

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

Exterior

| | |
|------|-----------------------------|
| Roof | Asphalt Shingle, Tar/Gravel |
|------|-----------------------------|

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 25th, 2025 |
| Days on Market | 32 |
| Zoning | MU-D |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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